



50 Sheepwash Way

East Leake, East Leake, LE12 6WJ

**** IMMACULATE THREE STOREY FOUR BEDROOM PROPERTY **** Great opportunity in a popular location to purchaser a modern well presented property offering an entrance hall, guest cloakroom, fitted dining kitchen and a lounge with double doors onto the garden. Master bedroom with an ensuite, three further good size bedrooms and a family bathroom. Enclosed rear garden and two parking spaces to the front. INTERNAL VIEWING HIGHLY RECOMMENDED

£280,000

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- MODERN FOUR BEDROOM BEDROOM
- LOUNGE
- REAR GARDEN
- HALL & CLOAKROOM
- EN SUITE & BATHROOM
- TWO PARKING SPACES
- FITTED DINING KITCHEN
- FOUR BEDROOMS

HALL

CLOAKROOM

FITTED DINING KITCHEN
15'3" x 9'6" (4.65m x 2.90m)

LOUNGE
16'7" x 10'2" (5.05m x 3.10m)

FIRST FLOOR LANDING

BEDROOM 2
13'5" x 9'7" (4.09m x 2.92m)

BEDROOM 3
12'1" x 9'7" (3.68m x 2.92m)

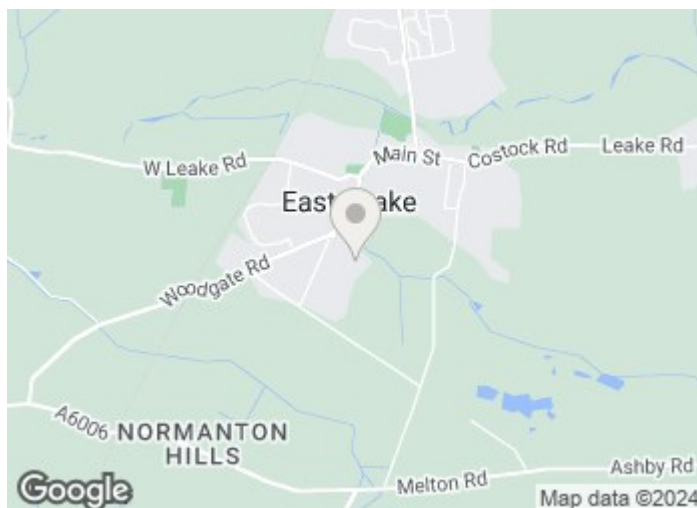
BEDROOM 4
10'2" x 6'8" (3.10m x 2.03m)

SECOND FLOOR

MASTER BEDROOM
21' x 13'2" (6.40m x 4.01m)

EN SUITE

OUTSIDE



Directions

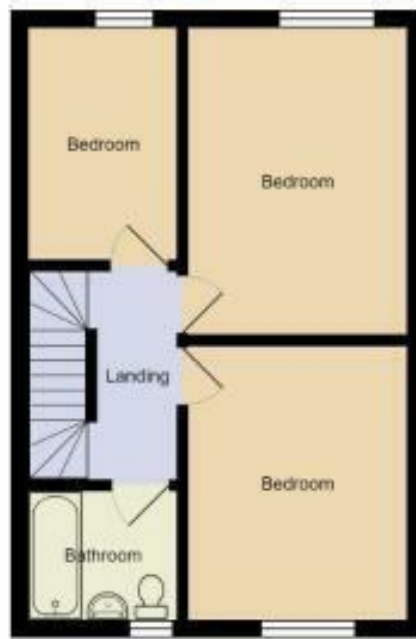


Floor Plan

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Ground Floor



1st Floor



2nd Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 86 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |