



Smiths
your property experts

The Cannington

East Leake

- Brand-new property built by David Wilson Homes
- Versatile living space laid across three floors
- Three bedrooms and a fourth bedroom/reception room
- Open-plan kitchen, living and dining room
- Private driveway providing parking for two vehicles
- Footpath to the centre of the village
- Sold with a 10-year NHBC warranty

General Description

An opportunity to acquire a beautifully crafted brand-new home constructed to 'The Cannington' design by renowned Midlands developer David Wilson Homes. The development occupies a semi-rural position on the edge of this pretty, well-serviced and well-thought-of village.

The Skylarks

The development will afford a direct footpath to the centre of the village, which has a bustling High Street and a variety of amenities, including a bakery, greengrocers, a florist, and several pubs and coffee shops. There is an excellent choice of local schooling options, including a brand-new primary school funded by the developer just a minute's walk away. It is easy to reach Loughborough and Nottingham by car or regular bus service from Rempstone Road. Additionally, East Midlands Airport is only 6 miles away.







The Cannington

The Cannington property features circa 1,218 square feet of modern, versatile living space laid across three floors. The accommodation comprises an open-plan kitchen, dining and living room with French doors that open to a garden. There's also a home office for remote work or study. There are three double bedrooms upstairs, with the main bedroom featuring an en-suite, and a second lounge that can serve as a fourth bedroom or playroom. The property features a private driveway with parking for two cars and lawned rear gardens.

Agents Note

The property will come with a 10-year NHBC warranty, and an impressive list of incentives is available for purchasers who are ready and able to proceed with a purchase. Please note the photographs are representative images of a similar property.

To Enquire

For further details on this and further properties available at this sought-after development by award-winning developers, please contact the team at Smiths Property Experts at (01509) 278842.







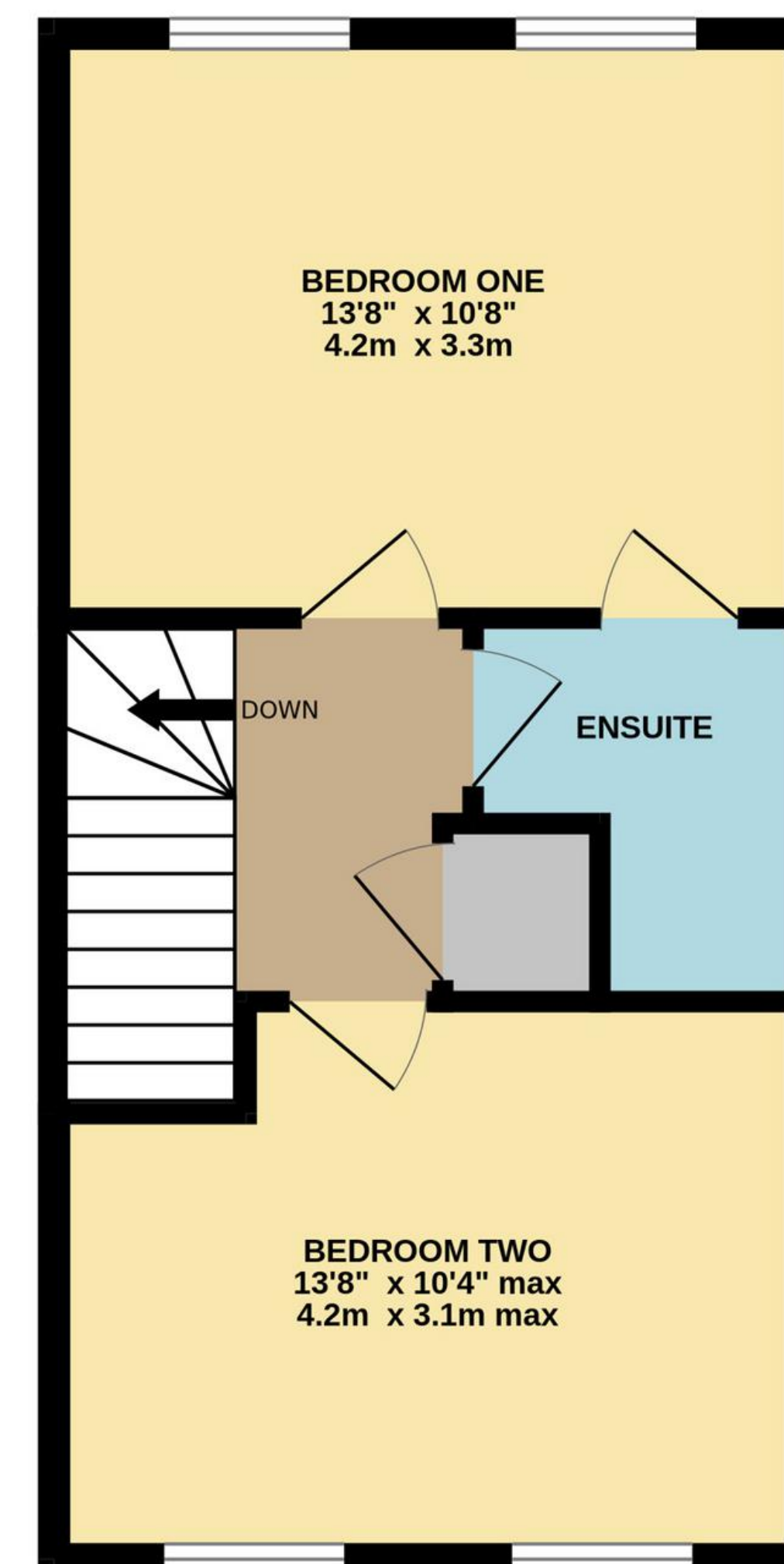
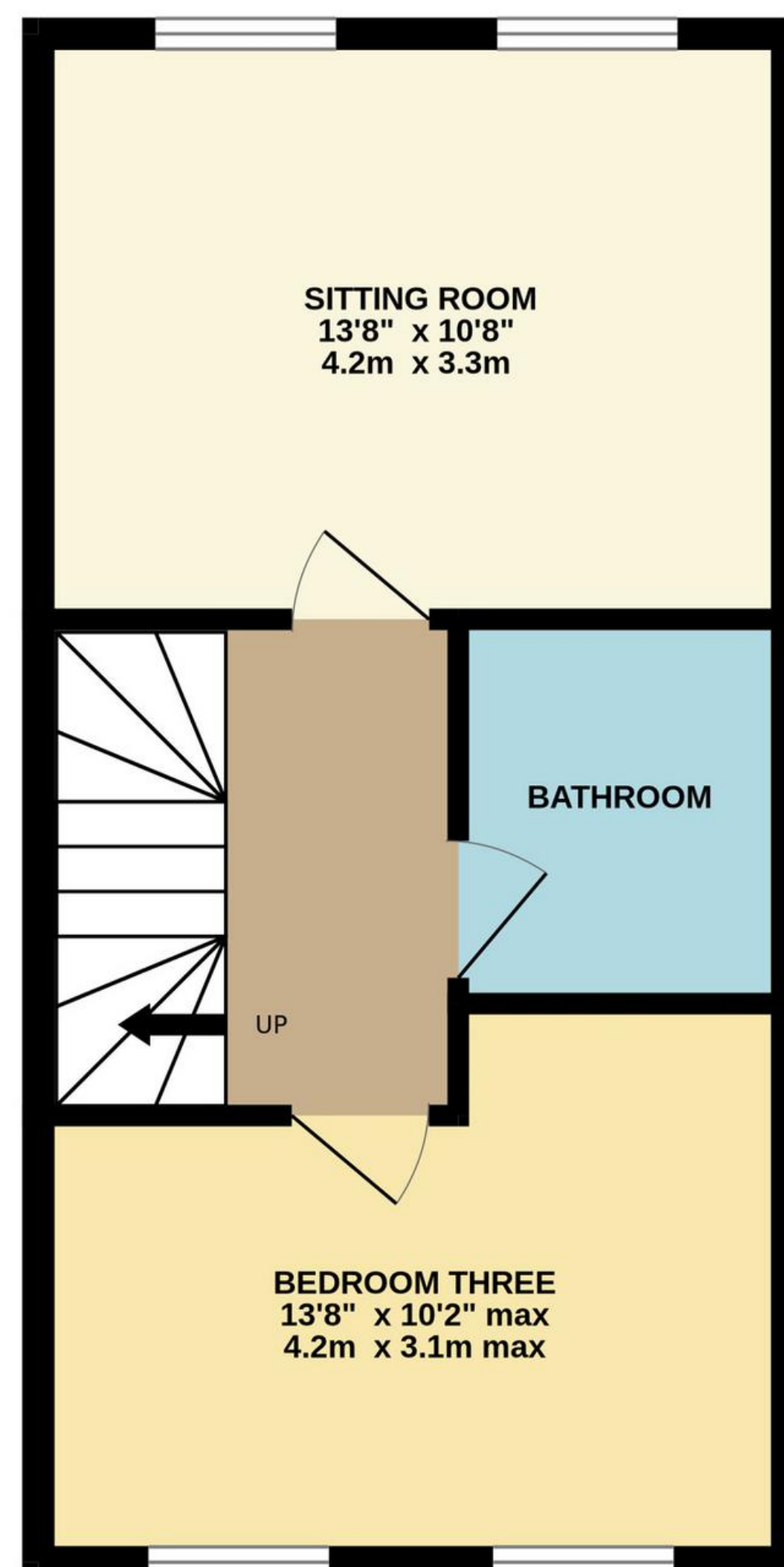
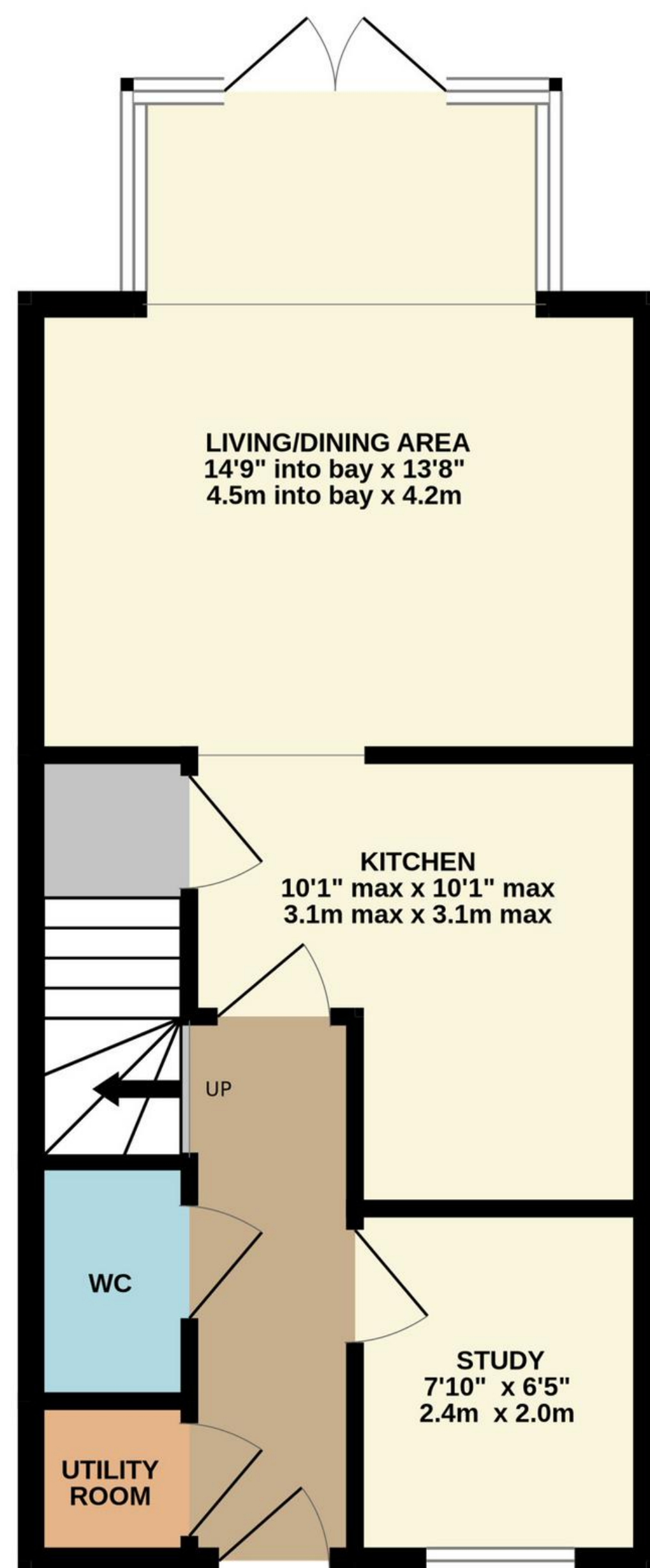
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Buyers should check that relevant permissions have been obtained where property alterations have been undertaken. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. The development is currently under construction and the photographs are representative images of a similar style property on the development. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and provided only for reference.

Smiths Property Experts

Smiths Property Experts is a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission, and development execution. Above all, we are happy to offer advice tailored to you as a potential client or purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1218 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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