



Smiths
your property experts

Main Street

East Leake

- No upward chain
- Modern and well-presented semi-detached family house
- Built in 2012 by David Wilson Homes
- Located in a corner plot with lawned rear gardens
- Driveway with off-road parking and a single garage
- Three double bedrooms and two bathrooms
- Fully fitted kitchen/diner with a separate utility room

General Description

Smiths Property Experts offer to the market, with no upward chain, this beautiful three-bedroom family home built in 2012 by David Wilson Homes to the popular 'Hadley' design in the sought-after village of East Leake. The property occupies a corner plot with private gardens to the rear. There is a driveway providing off-road parking and a single garage.

The Location

East Leake is a charming village that has a strong sense of community, excellent local schools, and a vibrant High Street with a wide range of amenities. There is a florist, a butchers, a bakery, a greengrocers, and several coffee shops, pubs, and eateries. Loughborough and Nottingham are easily accessible by car or regular bus service. Additionally, East Midlands Airport is located only 6 miles away.





The Property

The property benefits from gas central heating and uPVC double glazing. The accommodation comprises an entrance hall, sitting room and a fully fitted kitchen/diner with French doors leading to the garden. There is also a downstairs w.c.

Upstairs are three double bedrooms and a family bathroom. The main bedroom affords an en-suite shower room and built-in wardrobes.

Outside

The property is situated on a corner plot and has well-maintained front gardens. The private rear gardens can be accessed via the side of the property. The garden has a mix of patio and lawn and is enclosed with timber fencing on one half and a brick wall on the other half.

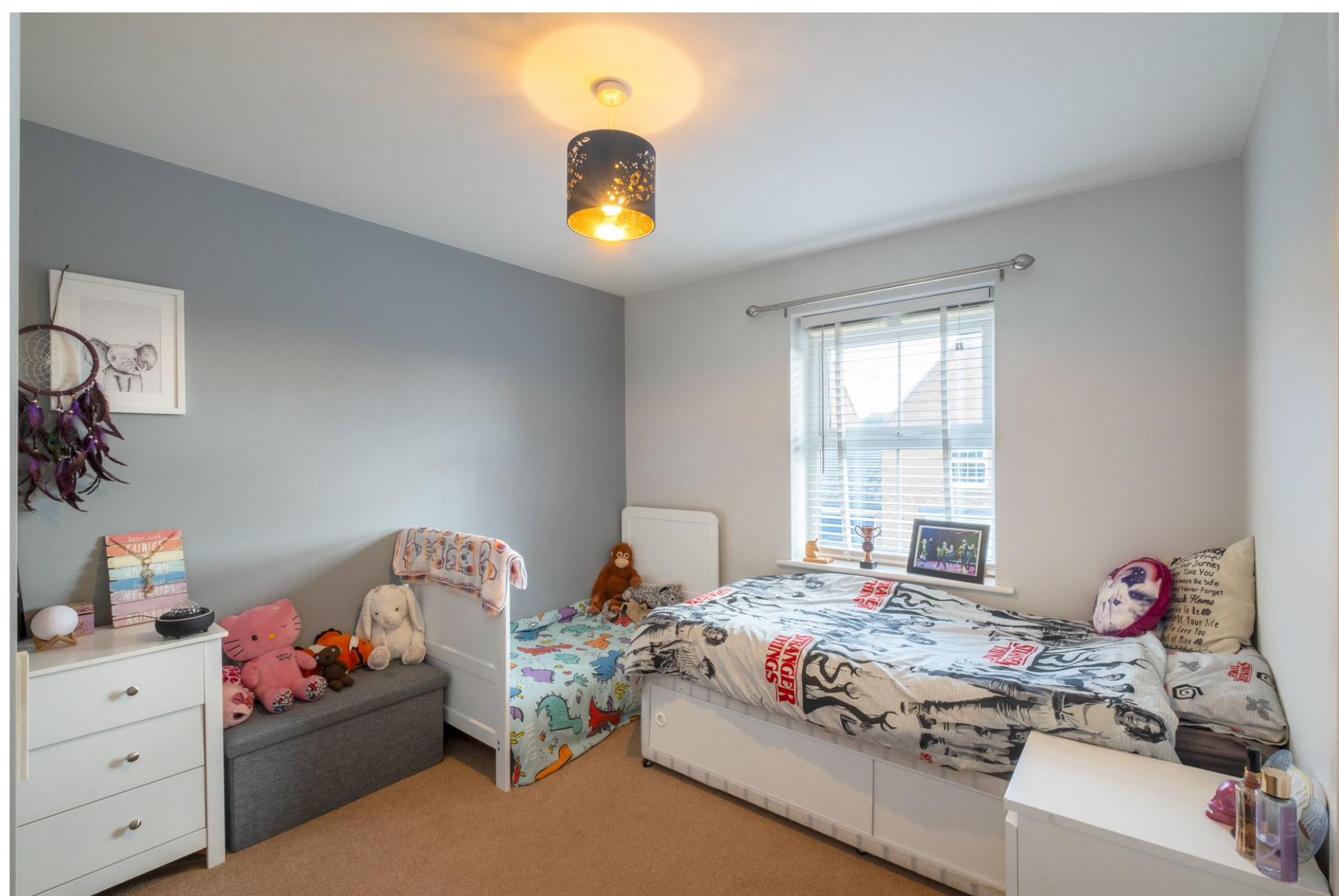
There is a single garage to the rear of the property with a driveway providing off-road parking.

Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.





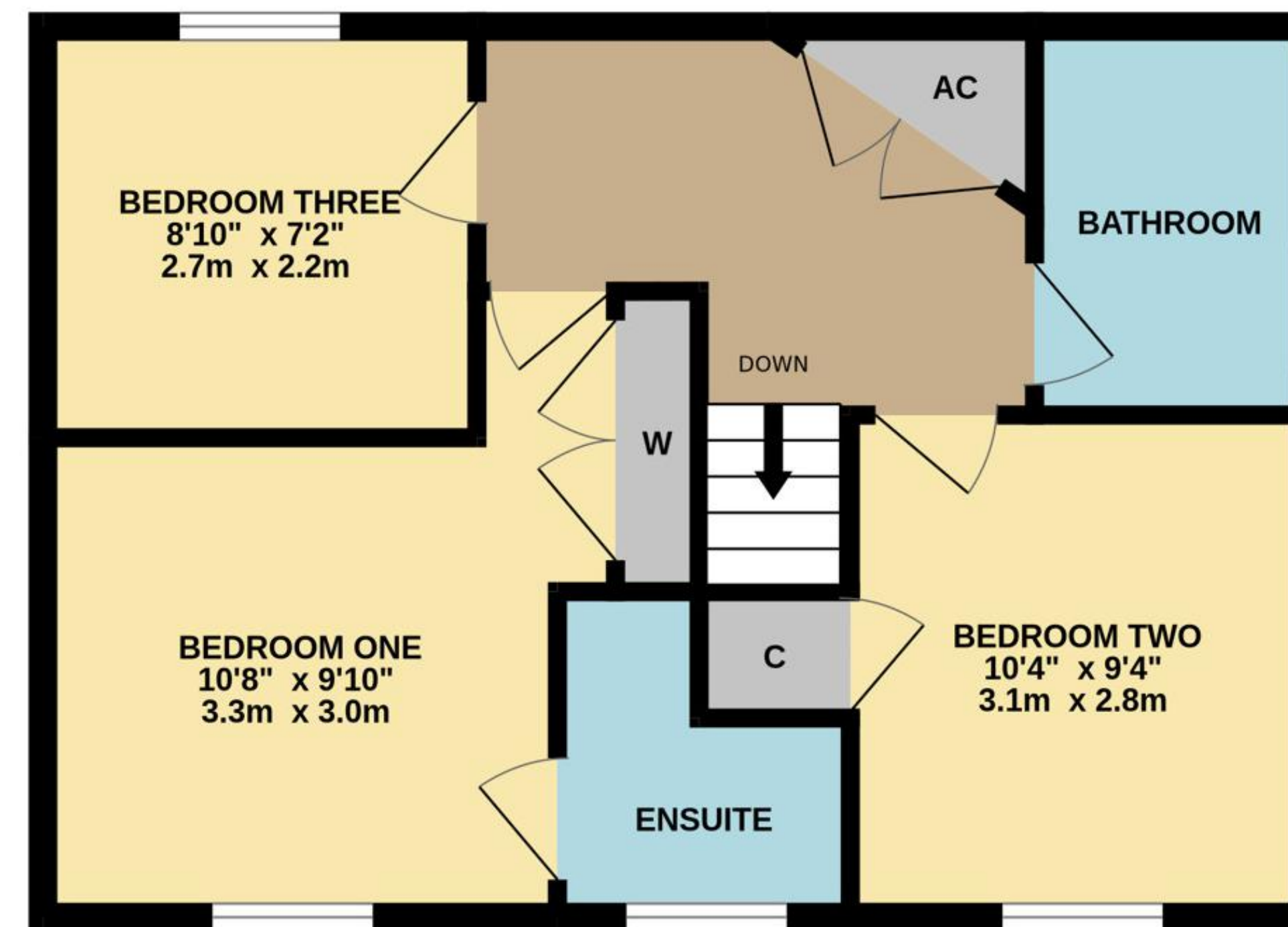
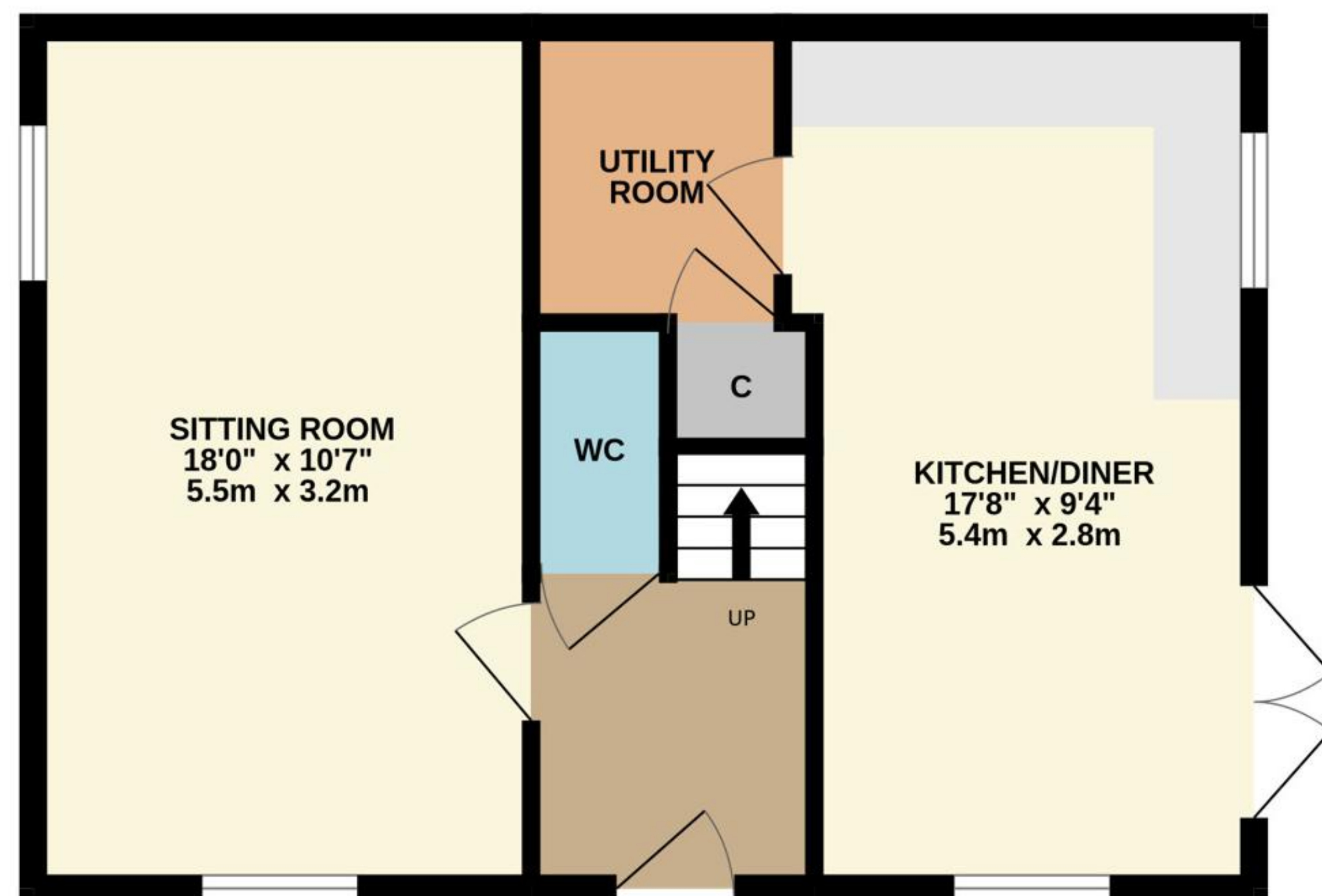
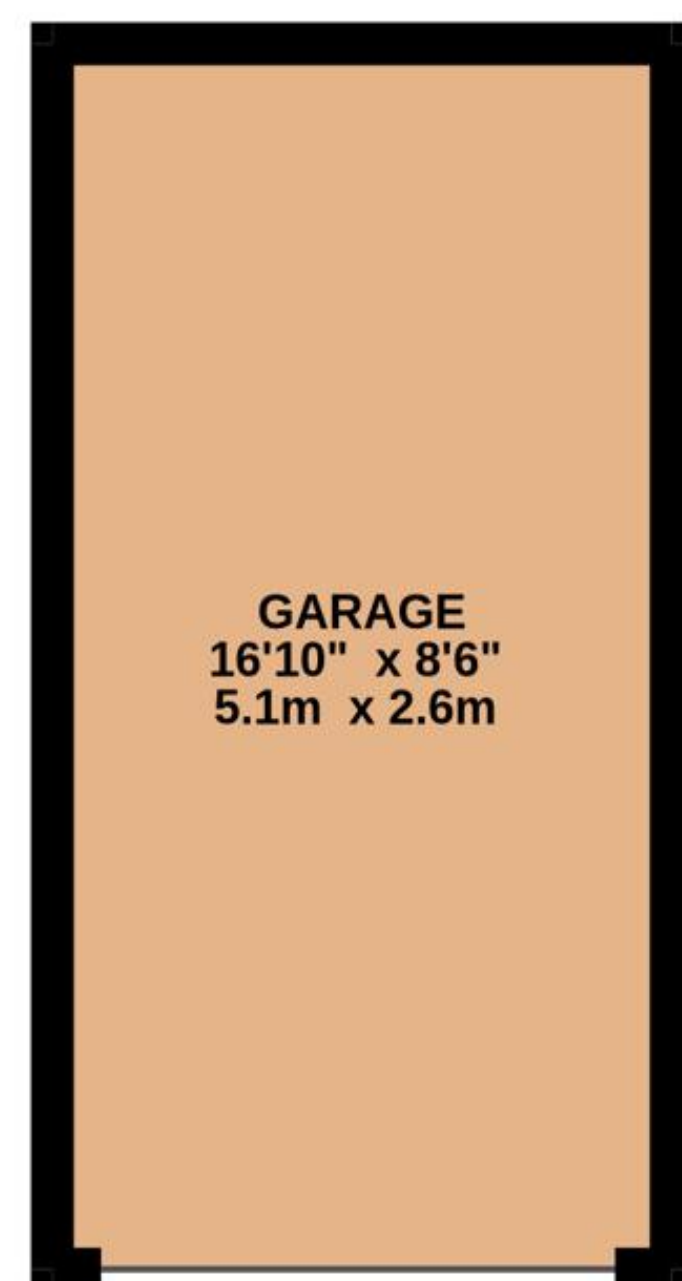
Important Information

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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. 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. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are 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 as a potential 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 : 1090 sq.ft. (101.3 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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