



Smiths
your property experts

Cinnabar Way

East Leake

- Modern and beautifully presented home
- Two double bedrooms and a contemporary shower room
- Two side-by-side parking spaces to the front
- Kitchen/diner with French doors leading to the garden
- Located within walking distance of the village centre
- Bright, spacious and immaculate internal living space
- Landscaped, low-maintenance rear gardens
- Located nearby is the brand new Millside Primary Academy

General Description

Smiths Property Experts offer to the market this modern and beautifully presented 'as new' two-double bedroom home with parking to the front for two vehicles and North West facing private gardens boasting afternoon sun. The property is bright and spacious and offers the chance for a purchaser to acquire an immaculate modern home within walking distance of the village centre.

The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service. East Midlands Airport is just six miles away.





The Property

Internally, expect to find beautifully presented living space extending to approximately 573 square feet and laid over two floors. The property boasts the remainder of its NHBC warranty and affords accommodation comprising, in brief, an entrance hall, a WC, a sitting room with under-stairs storage, and to the rear, a kitchen/diner with direct garden access via glazed doors. Upstairs are two generous double bedrooms and a beautiful contemporary shower room accessed via a generous landing.

The Outside

The property sits in a quiet residential area, just a short and flat walk from the village centre. The brand-new Millside Academy primary school is just a two-minute walk away, situated on the edge of the development. To the front are two side-by-side parking spaces, and to the rear are private rear gardens with a North West aspect. There is a timber deck that runs across the width of the garden to the immediate rear of the house, and the rest of the garden is laid with artificial lawn.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Maintenance: approx. £148 per annum.

Local Authority: Rushcliffe Borough Council.

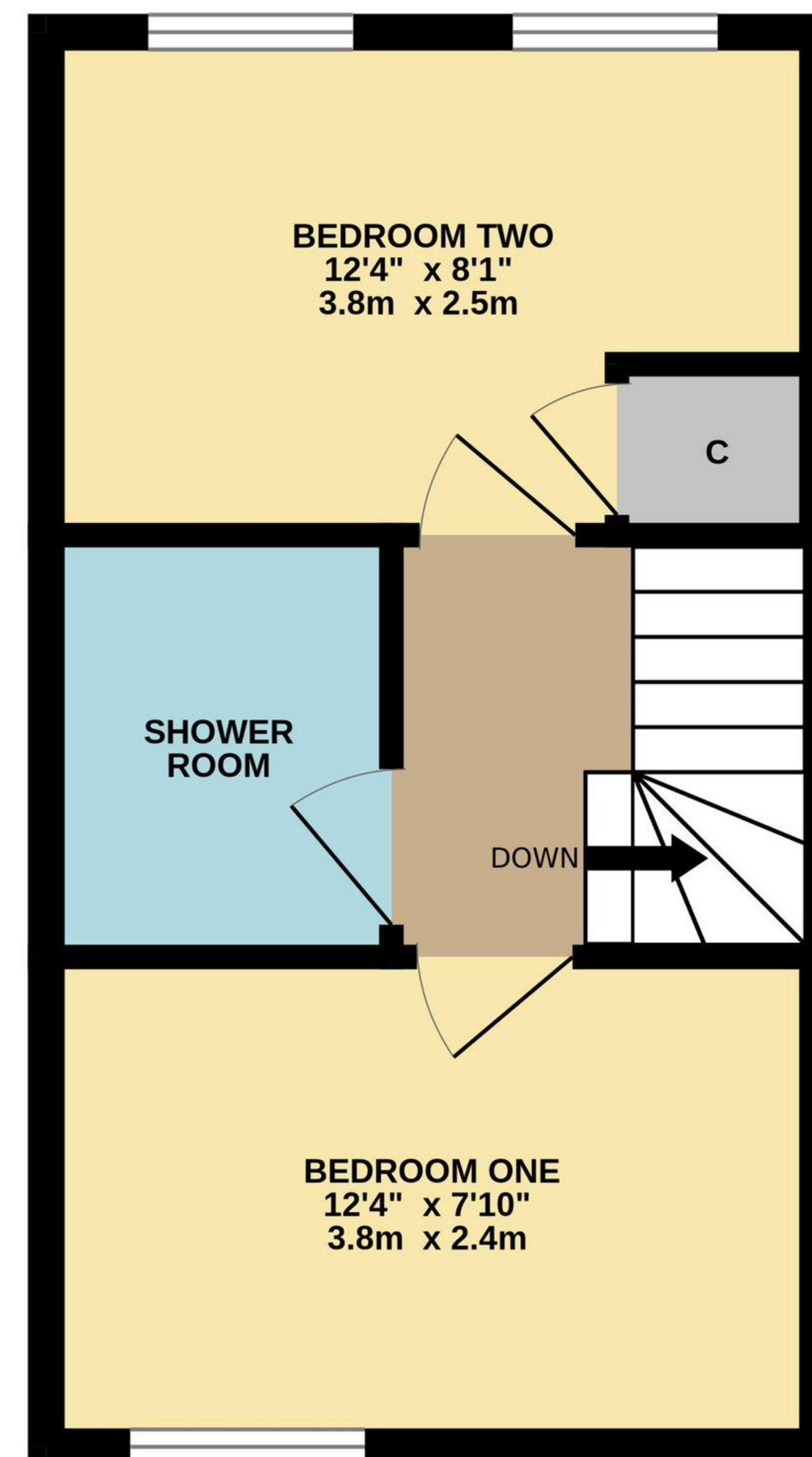
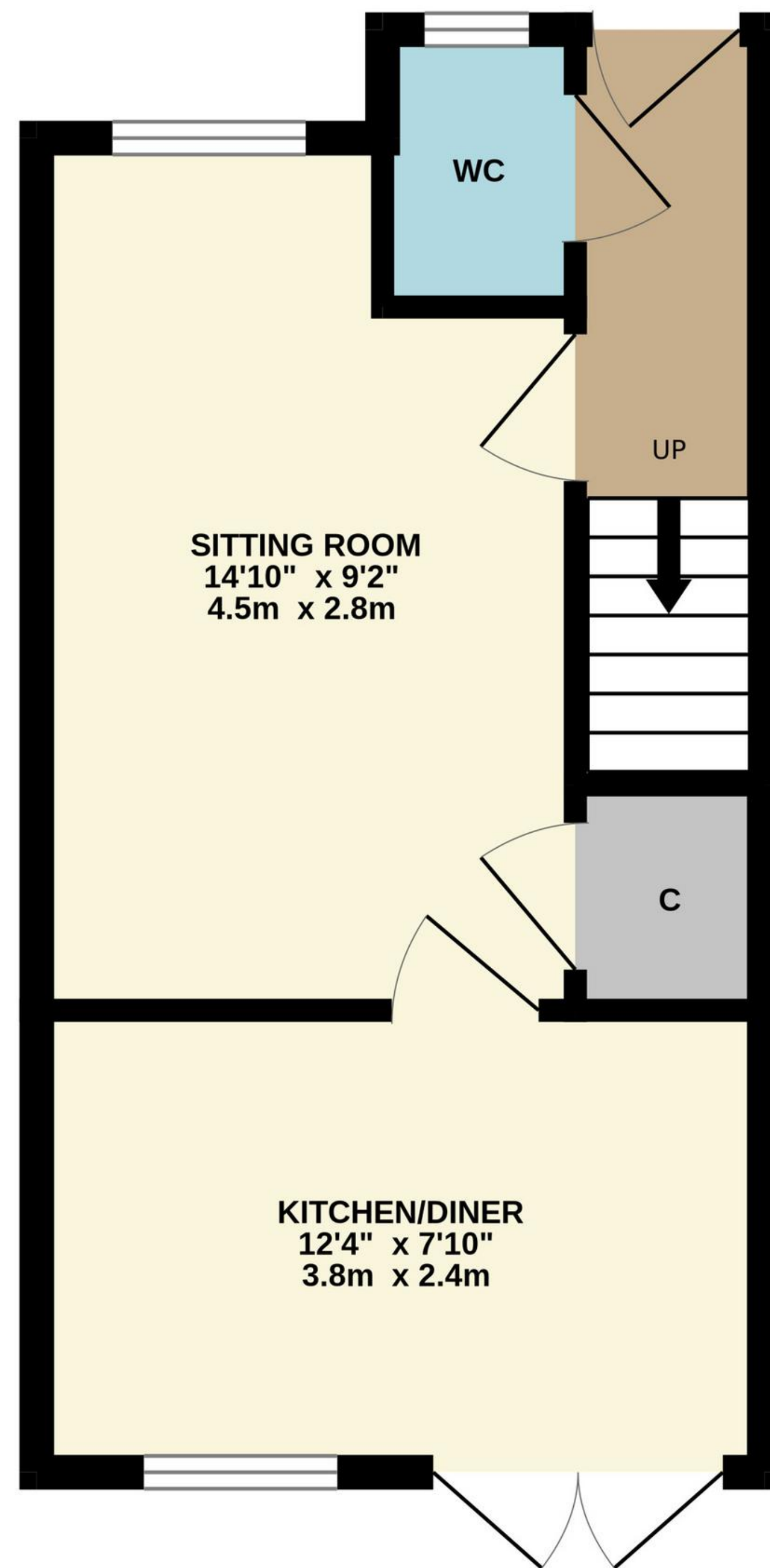
Important Information

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 : 573 sq.ft. (53.2 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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