



Smiths
your property experts

Oldershaw Road

East Leake

- Extended semi-detached bungalow
- Owned by the same family for almost 60 years
- Mature and well-stocked rear gardens
- Three good-sized bedrooms and a bathroom
- Lovely 21'0 long living and dining room
- Situated at the top of a cul-de-sac
- Generous private driveway to the left-hand side
- Opportunity to modernise and add value

General Description

Smiths Property Experts offer to the market this extended semi-detached bungalow on the sought-after Oldershaw Road in East Leake. The property offers an impressive 987 square feet of living space, beautiful mature gardens, and a private driveway.

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctors surgery, dental practice, chemist and library. There is also a bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.





The Property

Internally, the property benefits from double glazing and gas central heating throughout. There is a fantastic opportunity to add value through modernisation should the eventual purchaser wish, although the property is in habitable and liveable condition. With flexible living accommodation including a converted loft space, expect to find in total three good-sized bedrooms, a choice of study/snug areas, a family bathroom, a kitchen/breakfast room with access onto the driveway to the side, and an impressive 21'0 long living and dining room with direct garden access via glazed doors to the rear.

The Outside

Owned by the same family for almost 60 years, the property features mature gardens and has been a much-loved home for the sellers. The property is situated at the top of a cul-de-sac and is set back behind front gardens. There is a private driveway on the left-hand side that extends down the entire side of the property. Towards the rear, there is a timber-constructed workshop and store. The mature and well-stocked landscaped gardens to the rear include a pond, a seating terrace, and a pathway leading to the bottom of the garden.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

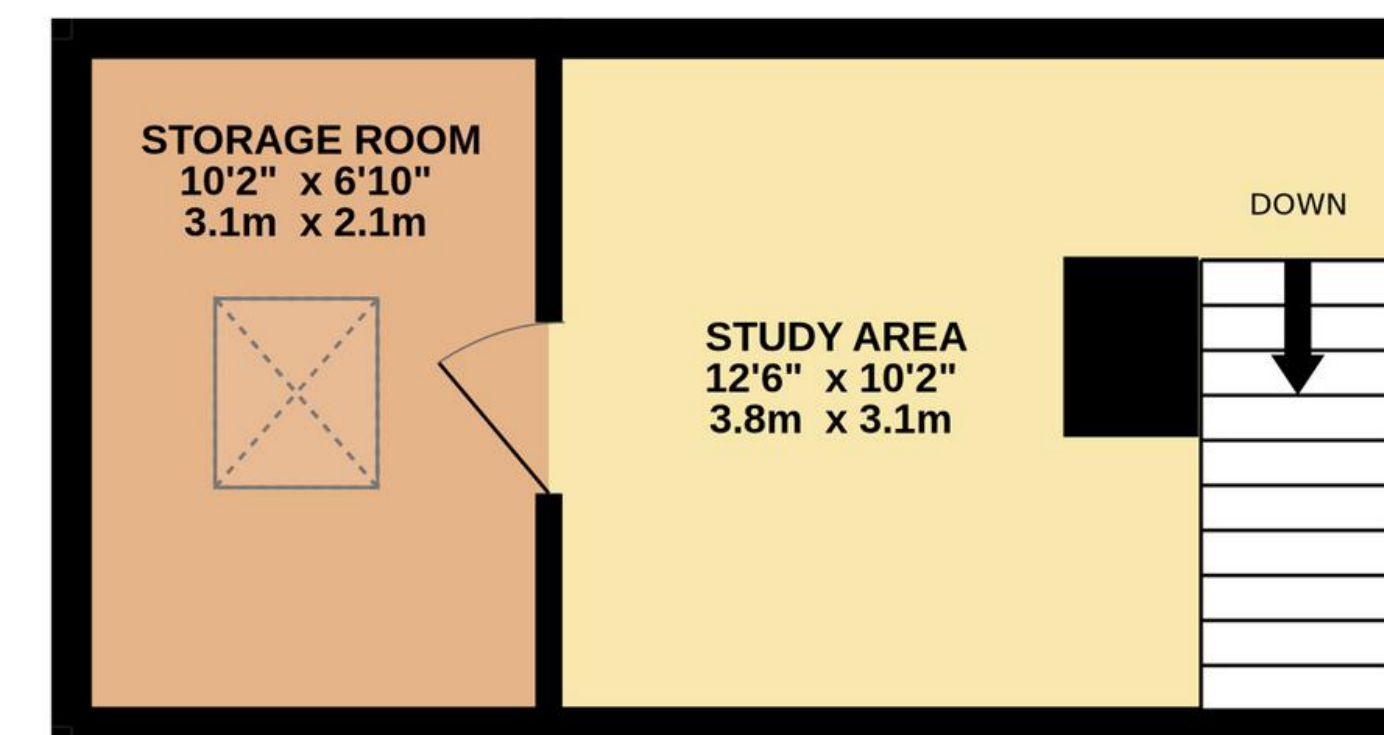
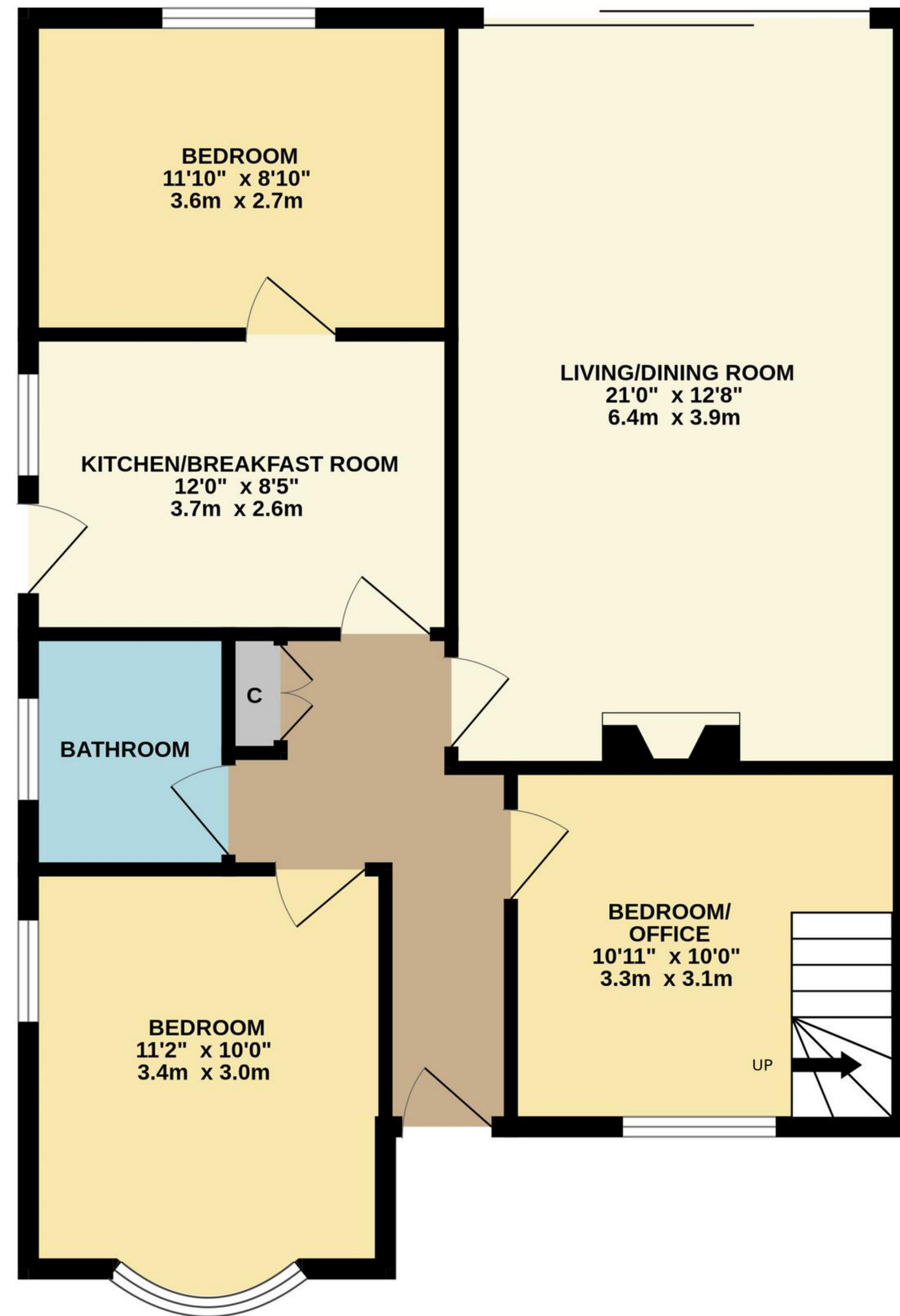
Important Information

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 : 988 sq.ft. (91.8 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.
 Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



