



Smiths
your property experts

Bronte Grove

East Leake

- Immaculate and modern property
- Built by David Wilson Homes in 2021
- Two double bedrooms and a family bathroom
- Fully fitted contemporary kitchen
- Set back from the road in a cul-de-sac
- Side-by-side off-road parking for two vehicles
- Landscaped West facing rear gardens
- Sought-after village with amenities

General Description

Smiths Property Experts offer to the market a modern and immaculate home located in the newly constructed Skylarks development by David Wilson Homes, in the highly regarded Rushcliffe village of East Leake. The current owners have owned the property since its construction in 2021, and the eventual purchaser will benefit from the remainder of its 10-year NHBC warranty.

The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a 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 the extras expected from a David Wilson house. Expect to find modern living accommodation laid over two floors, comprising, in brief, an entrance hall, a WC, a fully fitted contemporary kitchen, and a generous main living/dining room with direct garden access via glazed doors to the rear. Upstairs are two bedrooms that are both double size and a lovely family bathroom. The property benefits from excellent storage.

The Outside

Set back from the road in this spacious cul-de-sac on the edge of open countryside, the property has side-by-side off-road parking for two vehicles. To the rear are West facing and landscaped gardens with a central lawn, a seating terrace to the immediate rear of the main house, and a path to the bottom of the garden.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

Agents Note

The maintenance charges are projected to commence in 2025 at approximately £95 per annum.

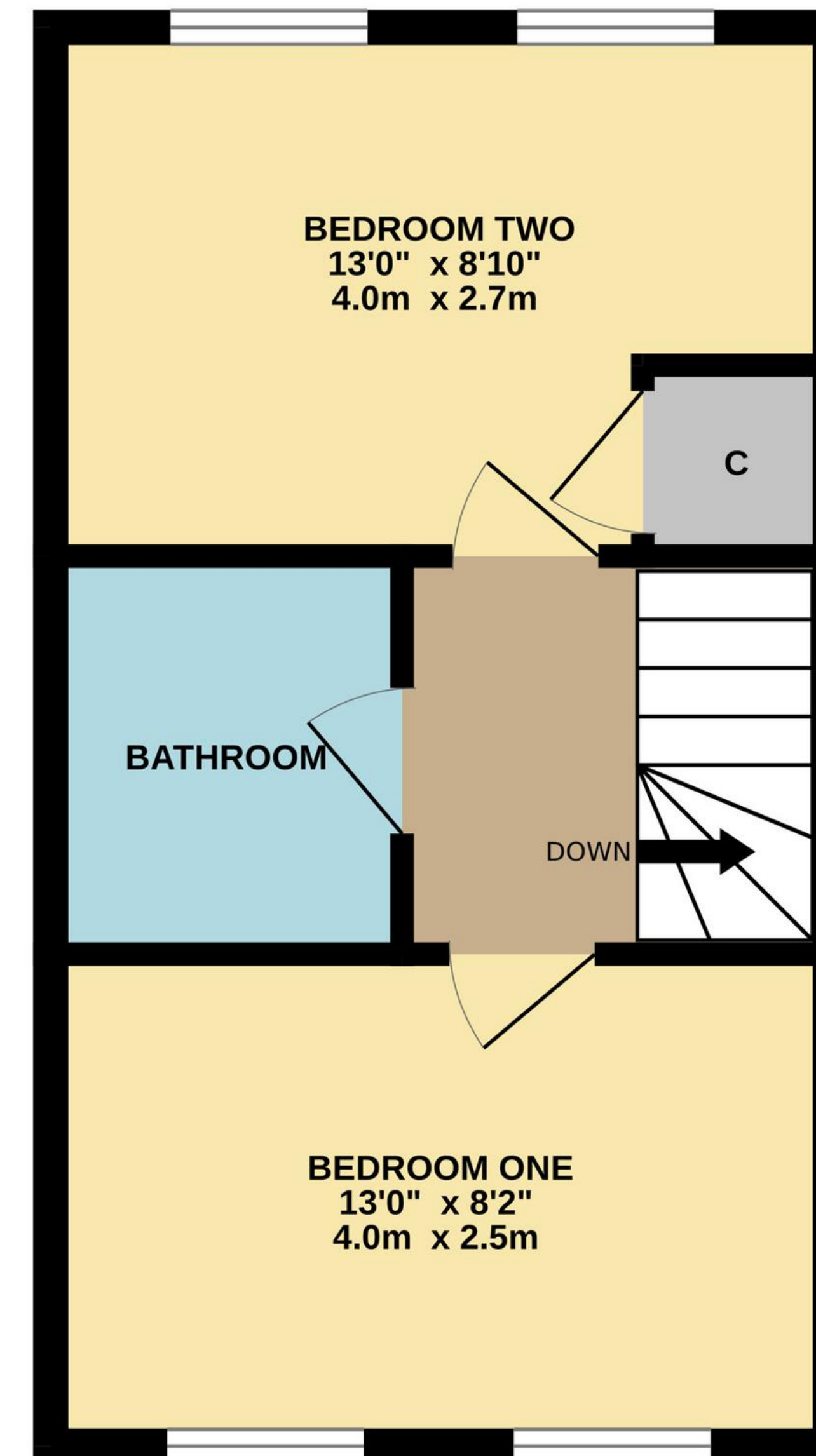
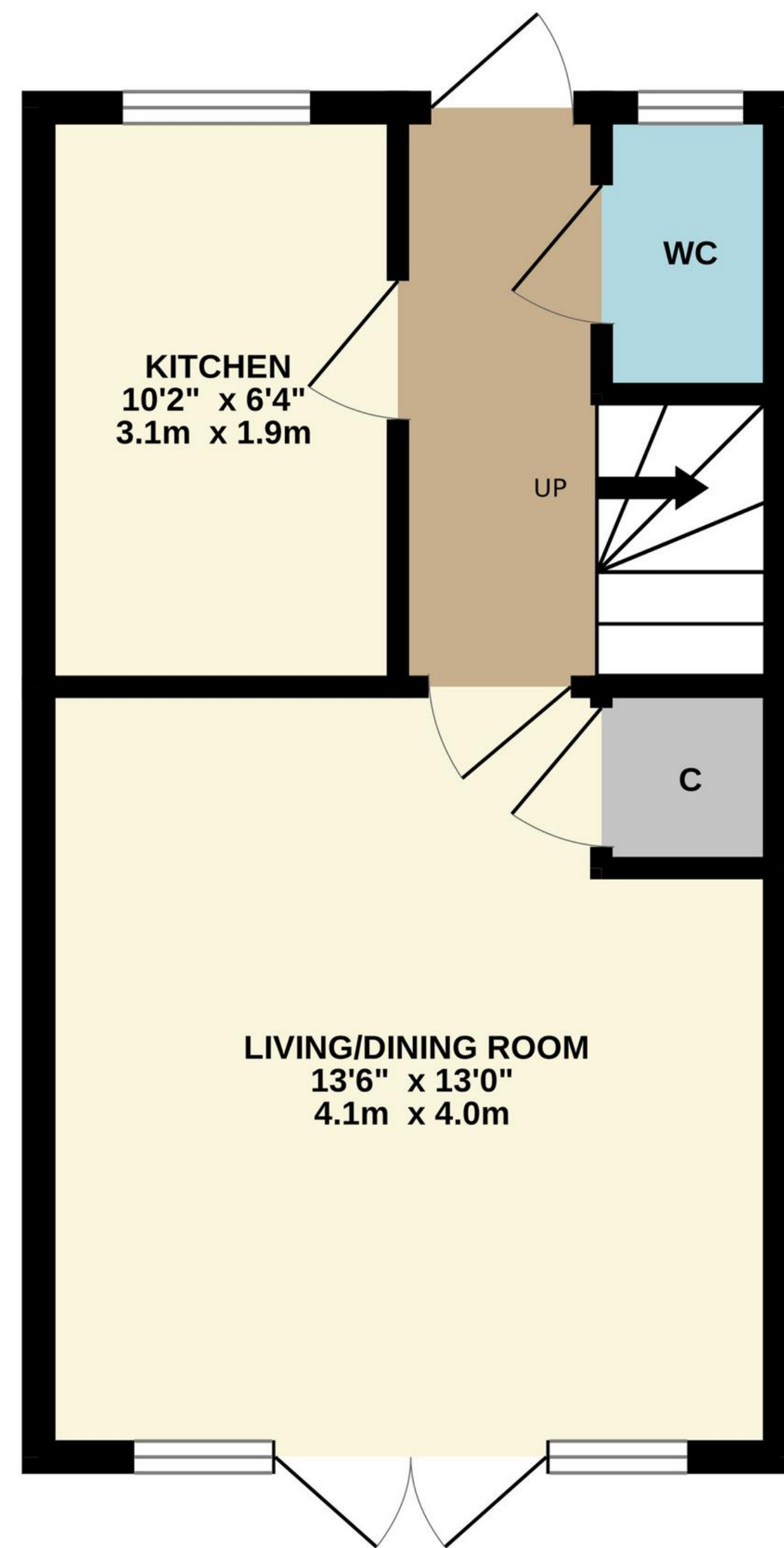
Important Information

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 : 616 sq.ft. (57.2 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.
Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



