



Smiths  
your property experts

# Blackbird Close

## East Leake

- Modern and immaculate village home
- Built by Barratt Homes in 2015
- Side-by-side off-road parking for two vehicles
- Landscaped and West facing rear gardens
- Two double bedrooms and a family bathroom
- Lovely kitchen/diner with a pantry and French doors
- High-quality window shutters throughout
- Spacious and peaceful cul-de-sac location



## General Description

Smiths Property Experts offer to the market a modern and immaculate home located within short walking distance to the village, built by Barratt Homes in 2015. Affording a central location in the highly regarded Rushcliffe village of East Leake, the current owner has maintained this lovely home, presented in immaculate and 'Turnkey' condition. The eventual purchaser will benefit from the remainder of the original 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 all the specifications expected from a Barratt Home. Expect to find modern living accommodation laid over two floors and extending to approximately 650 square feet. The living space comprises, in brief, an entrance hall, a generous sitting room, a WC and under-stairs store cupboard, and a lovely kitchen/diner with direct garden access via glazed French doors to the rear. Upstairs there are two double bedrooms and an immaculate family bathroom. The current owner has fitted high-quality window shutters throughout the whole house, and these will be included in the sale.

## The Outside

Set back from the road in this spacious and peaceful cul-de-sac location, the property has side-by-side off-road parking for two vehicles. To the rear are West facing and landscaped gardens with a central artificial lawn, a seating terrace to the immediate rear of the main house, and a path to the bottom of the garden. There is an outside tap and a useful wider-than-usual side return, giving an excellent area for bin storage.





## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Maintenance circa £321.84 per annum.

Local Authority: Rushcliffe Borough Council.

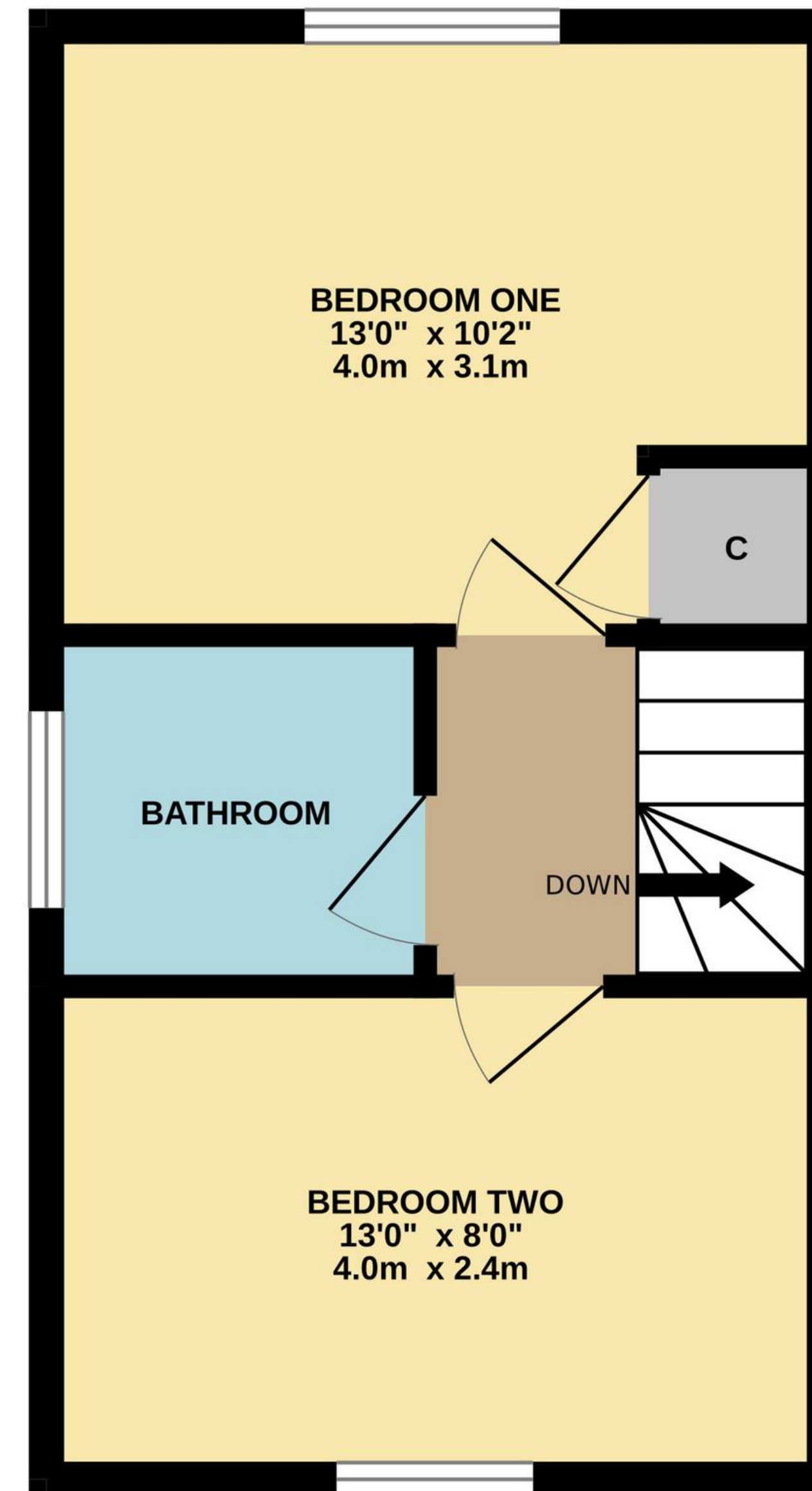
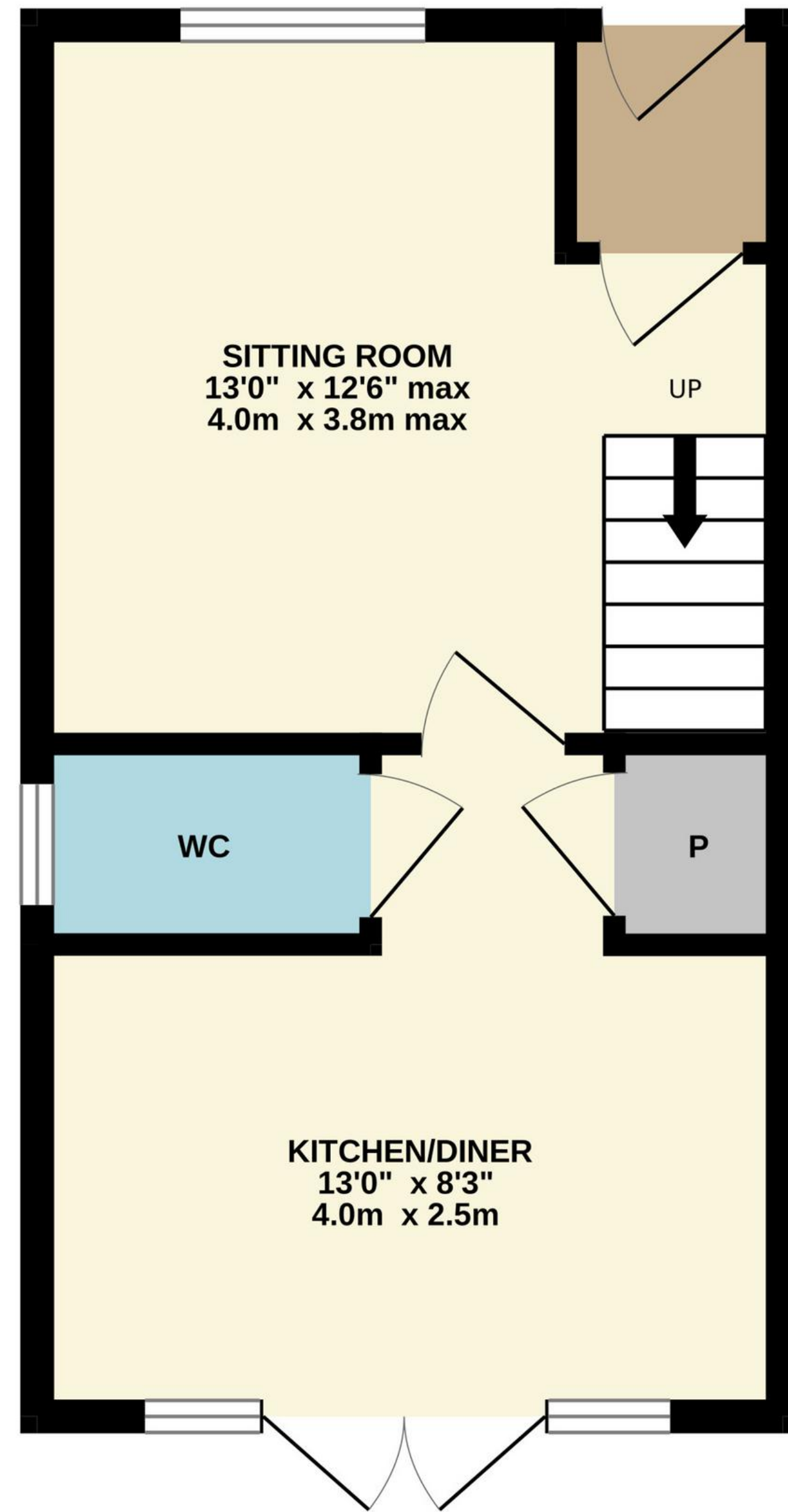
## Important Information

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 : 632 sq.ft. (58.7 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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