



Smiths
your property experts

Smiths
your property experts
The best move you'll make
FOR SALE
0203 278842
smithspropertyexperts.com

Sycamore Road

East Leake

- No upward chain
- Well-presented and spacious detached bungalow
- Pleasant and peaceful residential setting
- Two double bedrooms and a modern shower room
- Generous sitting room and a conservatory
- Shaker-style kitchen/breakfast room
- Private driveway and an attached single garage
- Private South facing rear gardens

General Description

Smiths Property Experts offer to the market with no upward chain, this well-presented and spacious detached bungalow. The property occupies a pleasant and peaceful residential setting, a short walk from East Leake village centre and all its amenities.

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

The property boasts an impressive gross floor area of approximately 954 square feet, including the attached garage. The property sits elevated from the road behind front gardens and a private driveway that provides off-road parking for several vehicles.

Internally, the property is in excellent condition. From the entrance hall, there are two double bedrooms to the front, a modern shower room, and all the living space to the rear. There is an exceptional, large sitting room, a shaker-style kitchen/breakfast room, and a super conservatory with views across private rear gardens.

A particular feature of the property is the private South facing rear gardens, which are laid mainly to lawn with a patio terrace, well-stocked borders, and a substantial timber shed.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

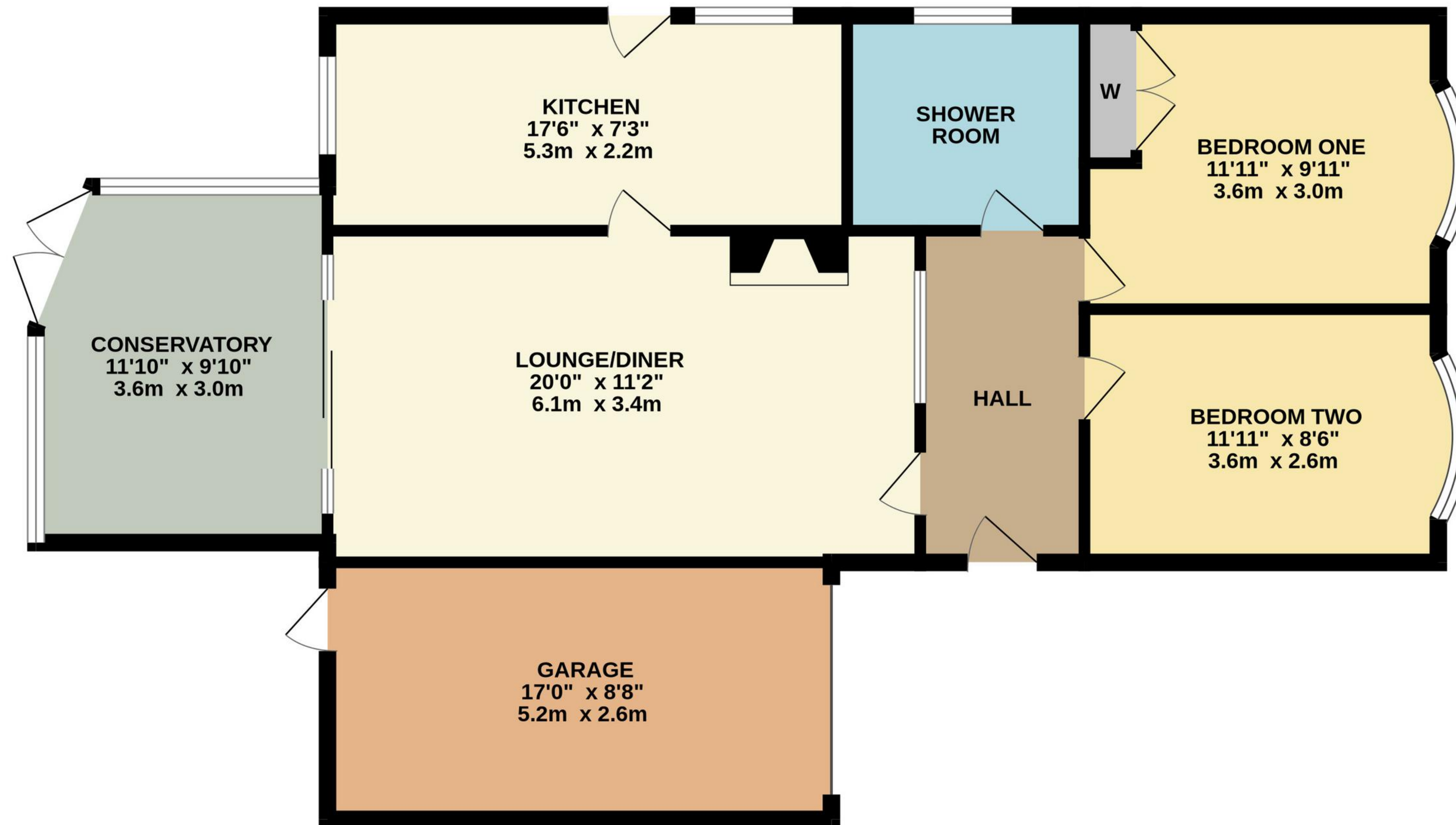
Important Information

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 : 954 sq.ft. (88.6 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



