



Smiths
your property experts

Stonebridge Drive

East Leake

- No upward chain
- Well-presented semi-detached home
- Excellent location in this popular village
- Three good-sized bedrooms and a shower room
- Immaculate condition throughout
- Upgraded private driveway and low-maintenance gardens
- Mature lawned rear gardens
- Detached single garage

General Description

Smiths Property Experts offer to the market, with no upward chain, this bright and well-positioned three-bedroom semi-detached home. The property is situated in a prominent but peaceful spot in the heart of the highly regarded village of East Leake.

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

This is presented in good and immaculately clean condition throughout, with UPVC double glazing and gas central heating. It is situated just a short walk from open countryside, local primary and secondary schooling, and the village centre with its array of amenities.

Internally, the accommodation briefly extends to an entrance hall, front or back living/dining room, and a kitchen with access to the side via a glazed door. Upstairs are three good-sized bedrooms and a family bathroom.

The property has extension potential to the side subject to any eventual purchaser obtaining the necessary planning consent.

The Outside

There is a large newly upgraded private driveway with low-maintenance gardens in the front. The property also includes a detached garage to the side and mature lawned gardens to the rear with a reasonably private aspect.





Property Information

EPC rating: E

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

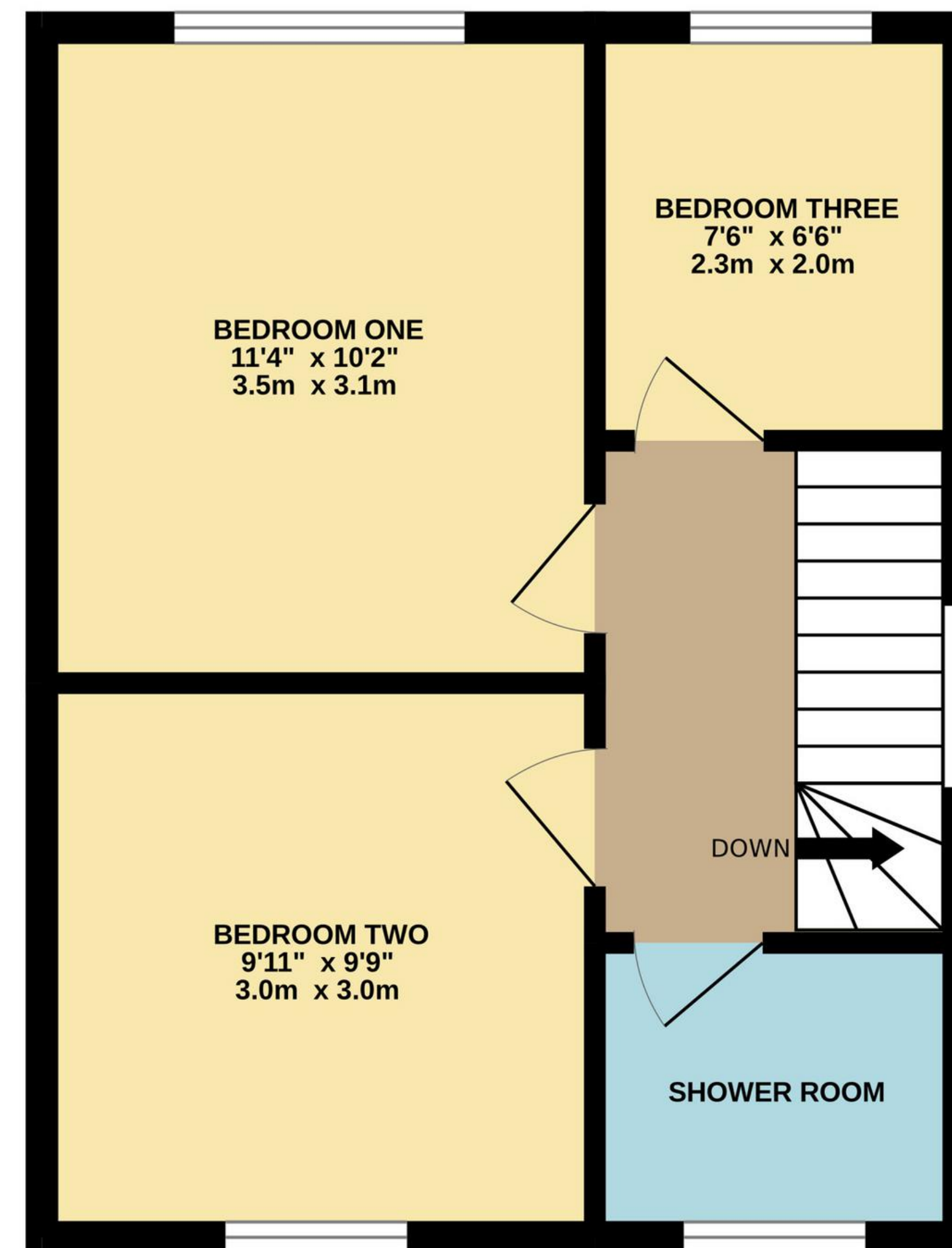
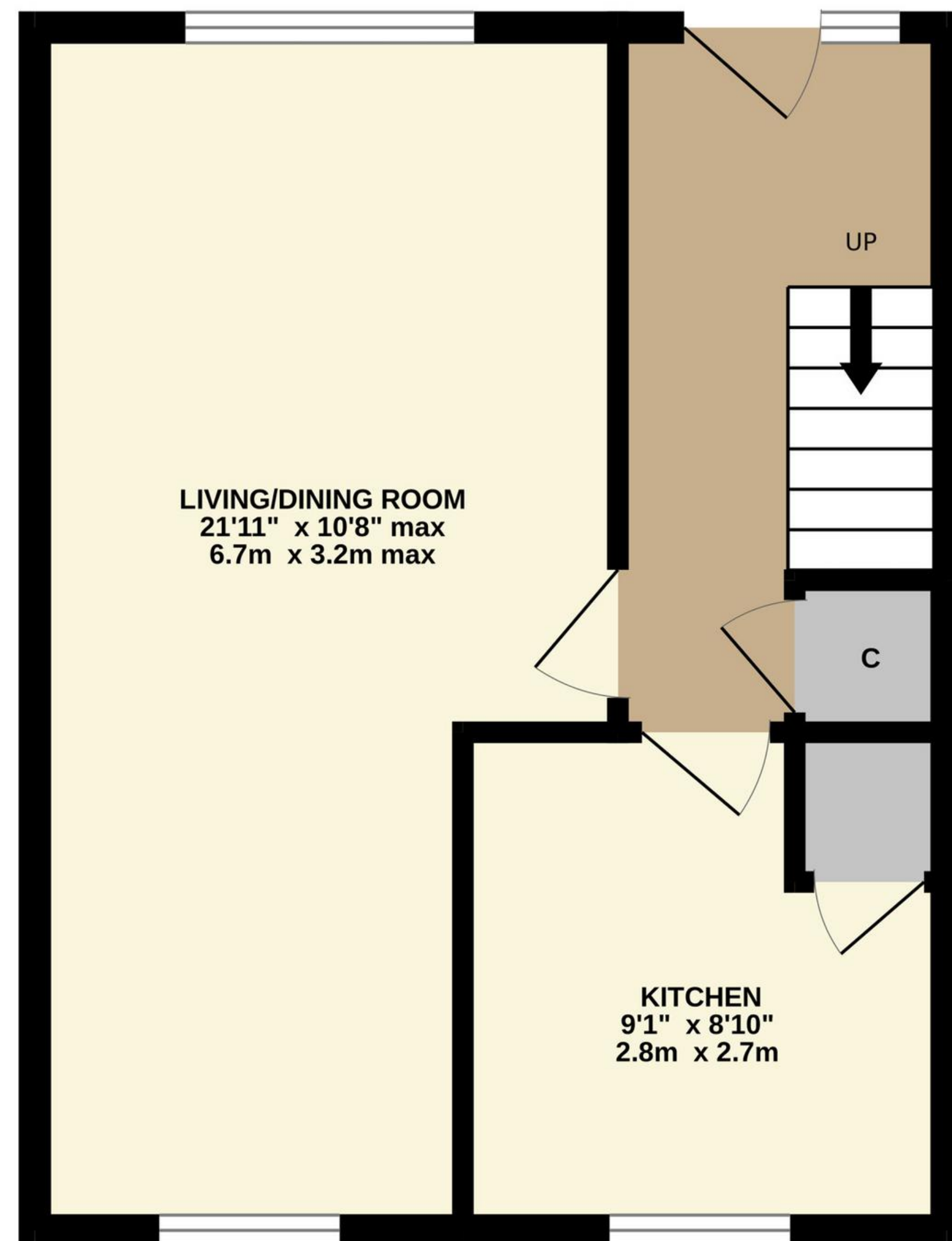
Important Information

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 : 727 sq.ft. (67.6 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.
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