



Smiths
your property experts

Salisbury Avenue

East Leake

- No upward chain
- Exceptional detached bungalow
- Located in the heart of this bustling village
- Beautifully manicured and private rear gardens
- Generous private driveway and a carport
- Two double bedrooms and an upgraded shower room
- Well-presented living space
- Insulated garden room complete with power

General Description

Smiths Property Experts are pleased to present to the market, with no upward chain, this exceptional detached bungalow with a generous garden to the rear, situated in the heart of East Leake. The property is well-presented and offers a full range of amenities right on its doorstep.

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 offers an abundance of living space, extending to approximately 1,127 square feet (including loft space). The central entrance hall leads to two double bedrooms with built-in storage, a modern upgraded shower room, a generous sitting room, and a large kitchen. To the rear is a further large reception room, the conservatory.

Concealed stairs lead to useful converted loft space, ideal for easily accessible storage or occasional 'craft' space.

The Outside

The property has been extended and upgraded by the current and former owners. Positioned in a peaceful setting in the heart of this bustling village, the property sits back from the street behind a private driveway with off-road parking to the front and side under a carport via lockable gates.

Of particular note is the exceptional plot, particularly to the rear. There are beautifully manicured gardens flat from the rear of the main living accommodation, with central lawns, mature borders and flower beds, and an almost completely private aspect. To the rear is even a 'secret garden' area, and there is an insulated garden room complete with power, lighting, and double glazing. This space would make an outstanding studio, craft room, or workshop.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

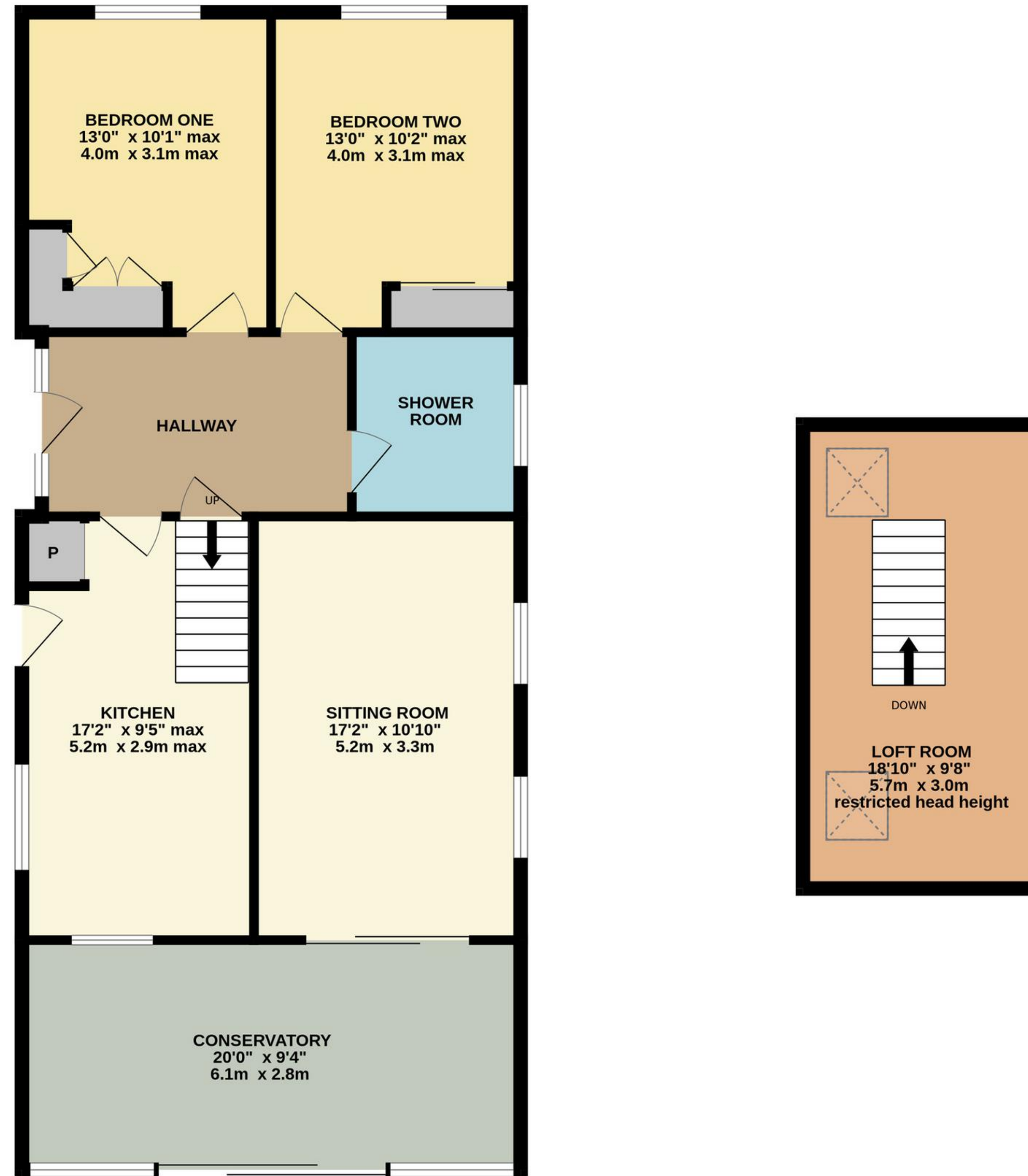
Important Information

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 : 1127 sq.ft. (104.7 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.
 Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



