



Smiths
your property experts

Leveret Way

East Leake

- Immaculate and modern semi-detached home
- Sold with the remainder of its 10-year NHBC warranty
- Off-road parking to the front of the property
- Private lawned gardens with a newly laid decked area
- Beautifully presented 'turnkey' interiors
- Two double bedrooms and a family bathroom
- Contemporary kitchen/diner with French doors
- Sought-after village with amenities and schooling

General Description

Smiths Property Experts offer this immaculate and modern two-bedroom semi-detached home to the market. The property occupies a central position in this modern development in the highly regarded Rushcliffe village of East Leake. The plot is generous for a home of this kind and is being sold with the remainder of its 10-year NHBC warranty.





The Property

Internally, the property is presented in immaculate 'turnkey' condition, offering approximately 600 square feet of modern, light-filled living space over two floors.

The front porch leads to an entrance hall with a separate WC. Beyond is a good-sized sitting room with an understairs cupboard, which gives access to a lovely modern kitchen/diner with direct garden access via glazed French doors. Upstairs are two double bedrooms and an immaculate family bathroom.

The Outside

The property is set back from the street behind a driveway with off-road parking and lawned gardens to the left-hand side. To the rear are private gardens with a central lawn, a patio to the immediate rear of the main house, and a newly laid entertaining deck to the bottom of the gardens.

The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Maintenance charge approx. £260 per annum.

Local Authority: Rushcliffe Borough Council.

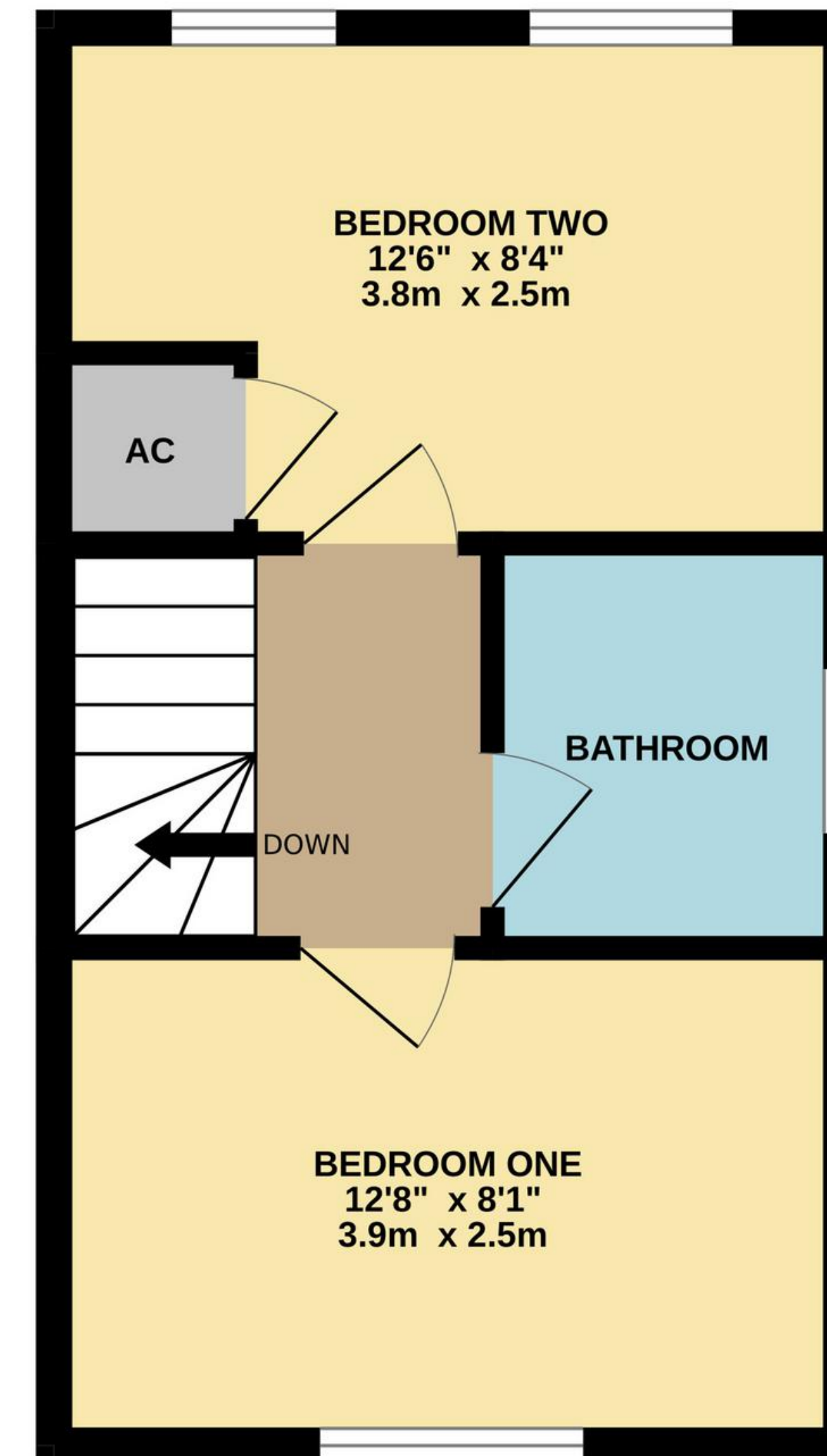
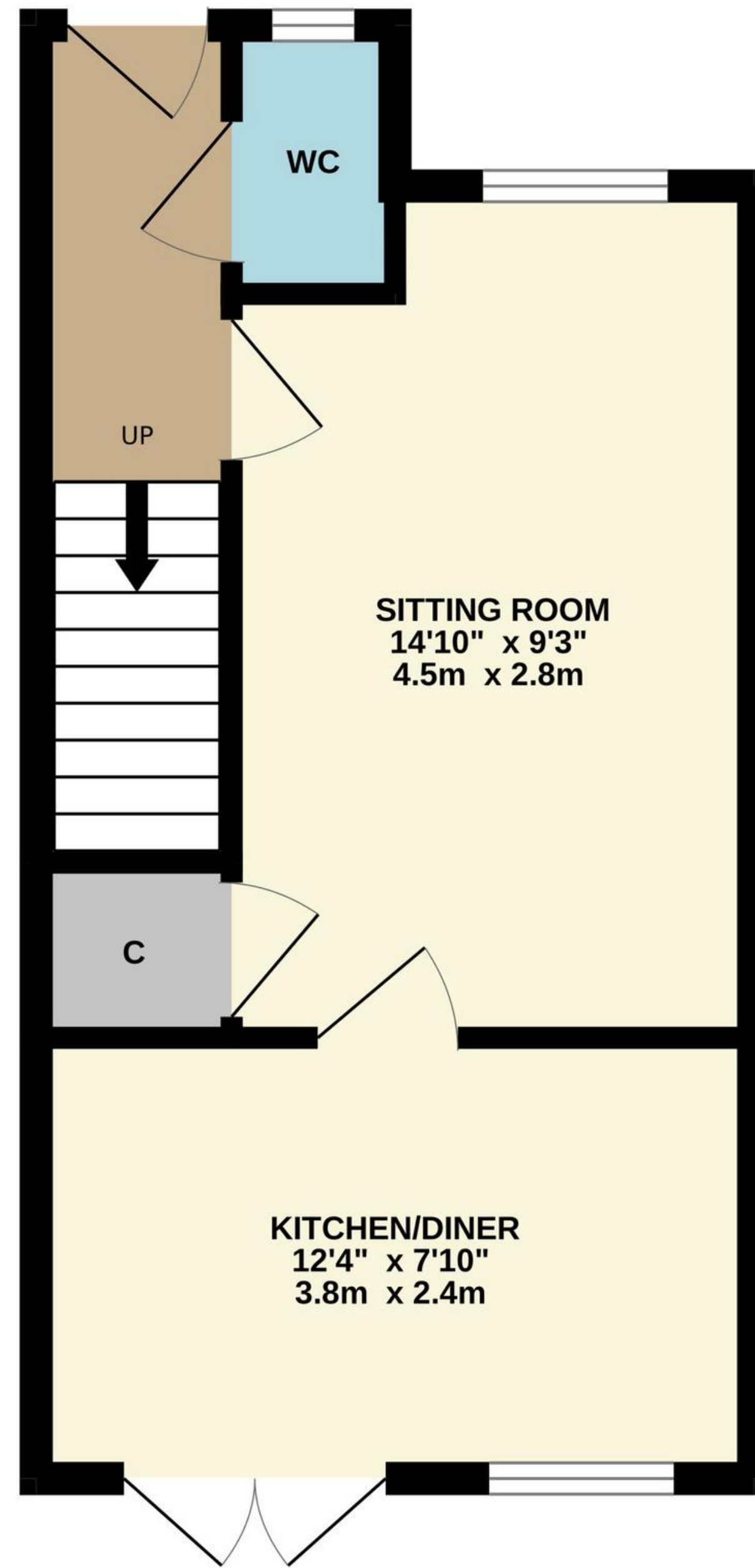
Important Information

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 : 605 sq.ft. (56.2 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.
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