



Smiths
your property experts

Evans Road

East Leake

- Exceptionally well-presented detached family house
- Built by David Wilson Homes in 2022
- Private driveway and an oversized detached garage
- Beautifully landscaped West facing rear gardens
- Open-plan kitchen, living and dining area with a utility cupboard
- Four bedrooms and two bathrooms
- Sought-after village with excellent local schooling
- Sold with the remainder of a 10-year NHBC warranty

General Description

Smiths Property Experts offer to the market this exceptionally well-presented and beautifully dressed four-bedroom detached house built by David Wilson Homes on The Skylarks development in the village of East Leake. The property enjoys a lovely position on a shared private access road, with West facing landscaped and beautifully planted rear gardens. There is also a private driveway with off-road parking for up to three vehicles and access to an oversized detached garage. Within a 5 minute walk is Millside Academy, a brand new state of the art village primary school.





The Property

The sellers have owned the property since it was new in 2022 and have completed comprehensive upgrades. The property enjoys an excellent position on a 'no-through' private shared access road and includes the remainder of its 10-year NHBC warranty in the sale.

Expect to find living accommodation laid over two floors comprising, in brief, an entrance hall, a separate sitting room, and an open-plan contemporary kitchen, living and dining area with direct garden access and a separate utility cupboard. There is also a w.c and an under-stairs storage cupboard accessed via the entrance hall. Upstairs, from a light-filled central landing, are four bedrooms, including two large doubles, and an immaculate family bathroom. There is also a generous airing cupboard, and the principal bedroom suite is at the back of the house and boasts built-in wardrobes and an en-suite shower room.

The Outside

The property is set back from a private shared drive behind a beautifully planted frontage. To the right-hand side is a private drive with a detached garage behind. The rear gardens are a particular feature of the property; landscaped and planted throughout with central lawns, fully stocked borders, and a West facing ceramic entertaining terrace to the immediate rear of the main house.





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.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

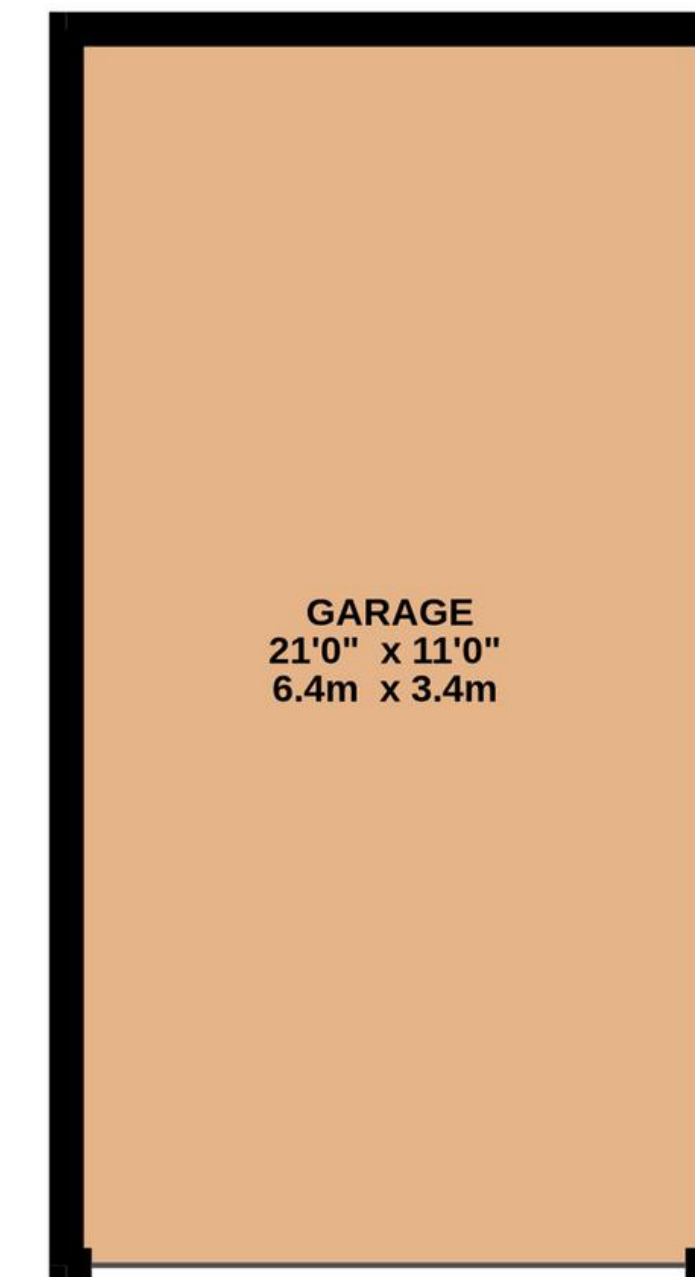
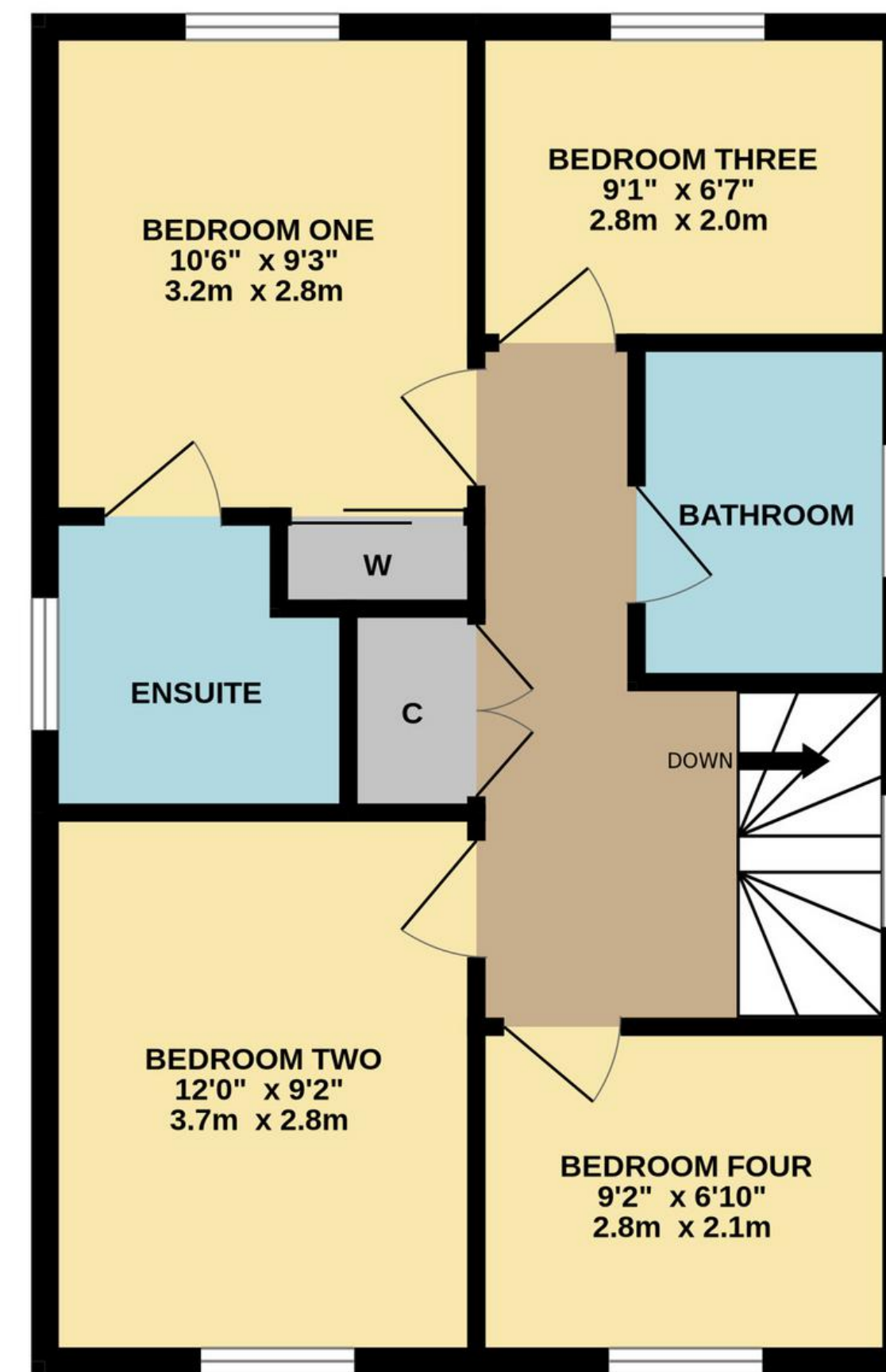
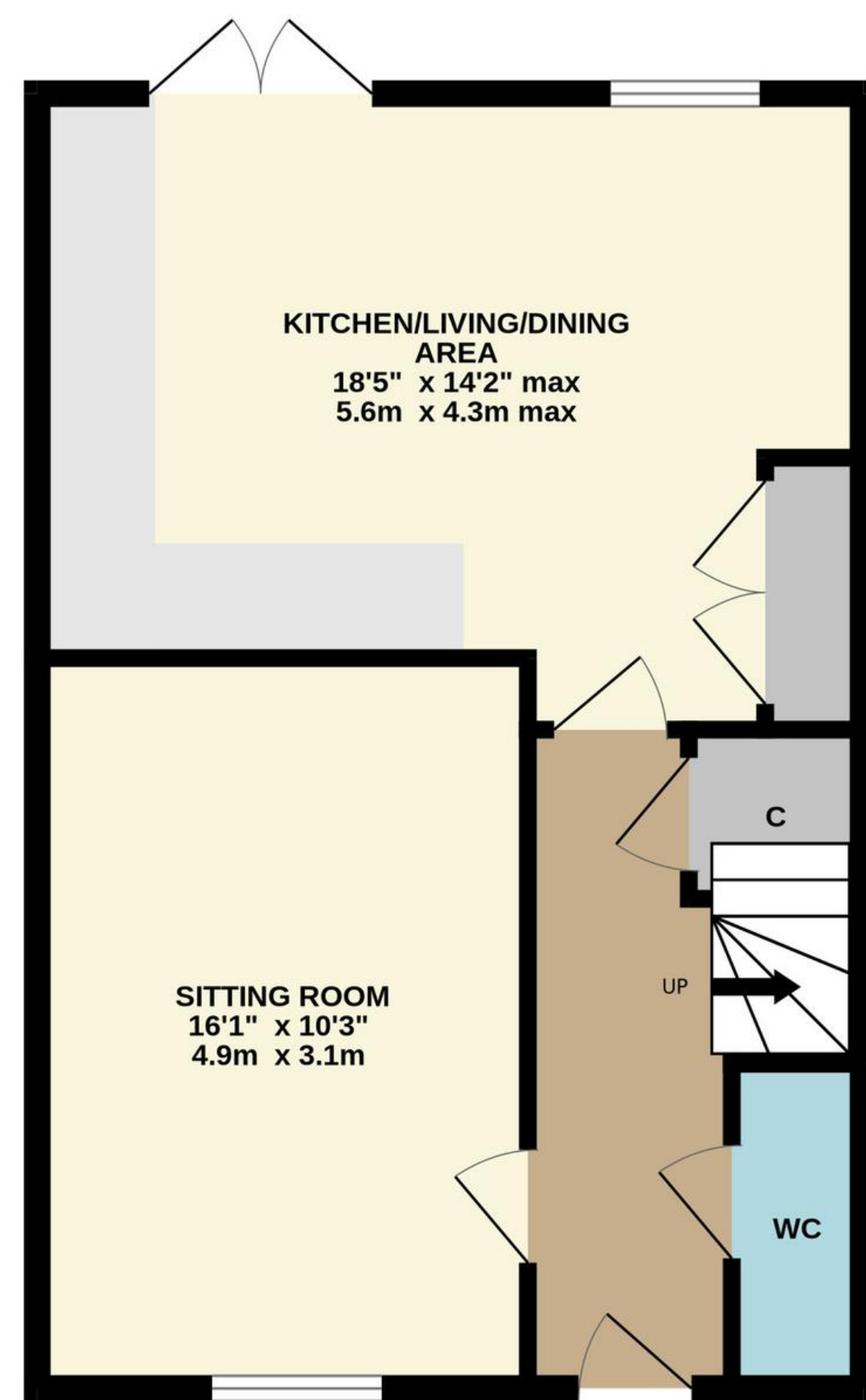
Agents Note

The service charge is estimated to be approximately £90 per annum. The commencement date is to be confirmed.

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.





TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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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