



Smiths
your property experts

Bullfinch Close

East Leake

- Beautifully presented village property
- Built in 2017 and in 'turnkey' condition
- Landscaped West facing rear gardens
- Open-plan kitchen and living space
- Two spacious double bedrooms
- Private parking to the front
- Fully boarded loft space
- Walking distance to village schooling



General Description

Smiths Property Experts are instructed to market this beautifully presented home boasting two double bedrooms on the modern and conveniently located Lantern Fields development in East Leake. The property was built by Barrett Homes in 2017. The development affords a central park, easy and safe walking access to academy schooling, and a flat walk to the village centre with all its associated amenities.

The Location

The village has a true community feel and spirit with excellent local schooling and a bustling High Street. The amenities include a bakery, greengrocers, a florist, and several coffee shops, pubs and eateries. There are beautiful countryside walks close by, whilst 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 living space is immaculate and set around an entrance hall and first-floor landing. The property has a floor area of over 700 square feet.

The entrance hall leads to a front-to-back open-plan living space zoned into a sitting room with herringbone flooring, a stunning real flame feature fireplace, and a beautiful modern kitchen/diner. The kitchen features integrated appliances. A rear hallway provides access to a downstairs w.c and the private rear gardens.

Upstairs are two spacious double bedrooms, both of which have built-in storage. The main bedroom features a double wardrobe, while the second has an airing cupboard. Additionally, there is a modern family bathroom and access to a fully boarded loft.

The Outside

The property is positioned in a quiet spot, with low-maintenance front gardens and private parking to the front. The rear gardens are West facing, landscaped to be low maintenance with artificial lawn and flagstone laid patio. Behind the lawn is a secure area for pets with good quality built-in kennels and a shed.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Maintenance circa £321.84 per annum.

Local Authority: Rushcliffe Borough Council.

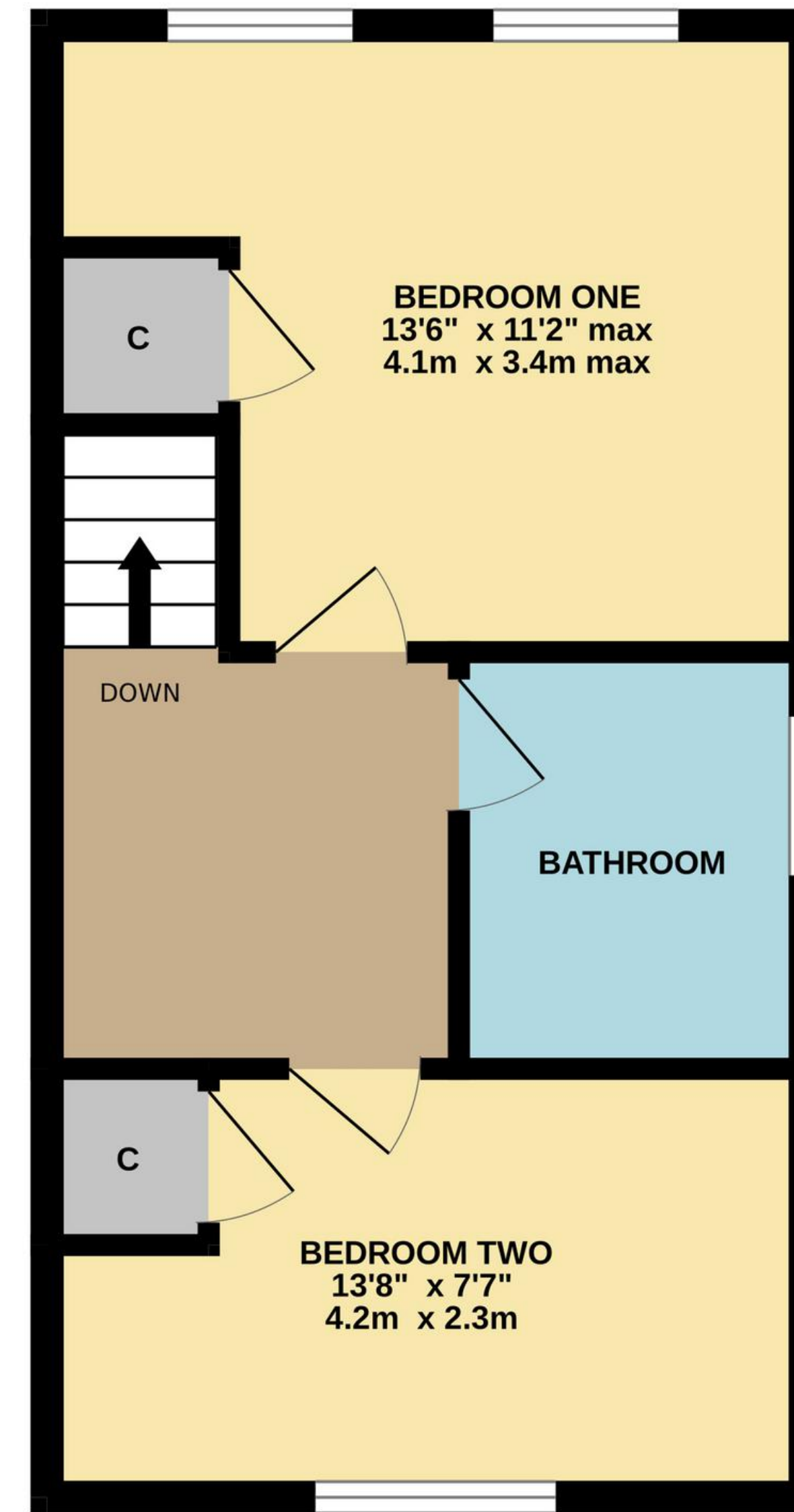
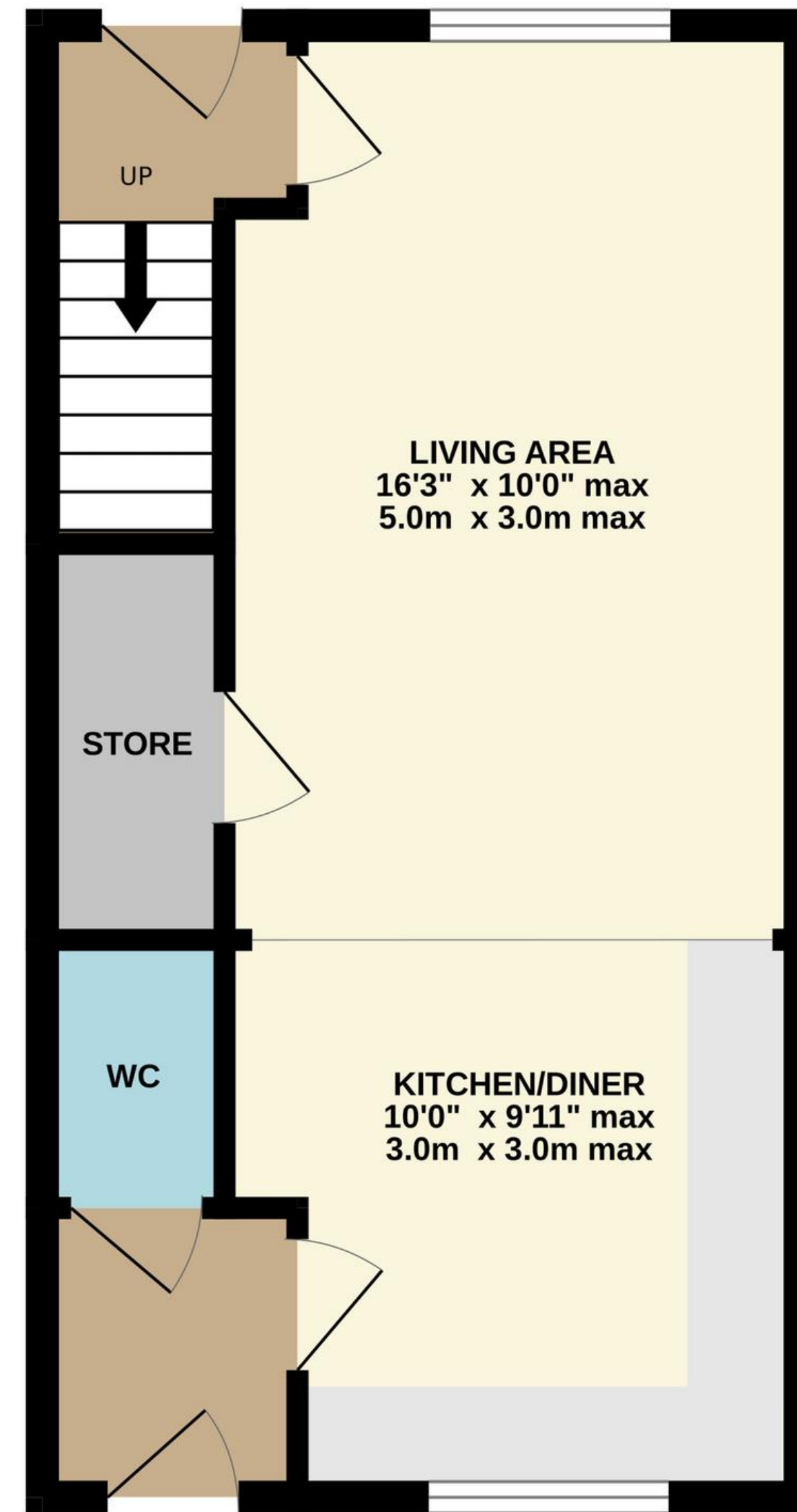
Important Information

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 : 706 sq.ft. (65.6 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

