



Smiths
your property experts

Castle Hill

East Leake

- No upward chain
- Exceptional semi-detached bungalow
- Plot measuring approximately 1/6th of an acre
- Private block paved driveway and landscaped front gardens
- Generous brick-built detached garage
- Two double bedrooms and a modern shower room
- Spacious bay-fronted sitting room with a working chimney
- Kitchen/diner with glazed doors leading to the rear garden



General Description

Smiths Property Experts offer to the market, with no upward chain, this exceptional semi-detached bungalow in landscaped grounds extending to circa 1/6th of an acre in the highly regarded Rushcliffe village of East Leake. The property is presented in excellent condition and offers scope to extend should a purchaser wish.

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 library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is convenient via car or regular bus service. East Midlands airport is just 6 miles away.





The Property

The property is presented in excellent general condition. Beautifully maintained by the previous owner, this lovely bungalow provides gas central heating and uPVC double glazing. A generous glazed porch to the front leads into the main entrance hall, from where the main accommodation is accessed. Expect to find two good-sized double bedrooms with plentiful storage, a modern shower room, a spacious bay-fronted sitting room with a working chimney and fireplace, and to the rear is a kitchen/diner with direct garden access via glazed doors.

The Outside

The property is set back from the road and positioned a short walk from the heart of the village. Of note is the location, with the surrounding properties having large and generally beautifully manicured front gardens.

To the front of the property is a large private block paved driveway and lawned gardens with a mature border affronting the roadside. To the rear, the plot is exceptional. Expect to find a large brick-built detached garage with an electrically operated up-and-over door. The gardens are generous and feature central lawns with a large patio to the immediate rear of the main house. At the bottom end of the plot is a large area with several potential uses.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

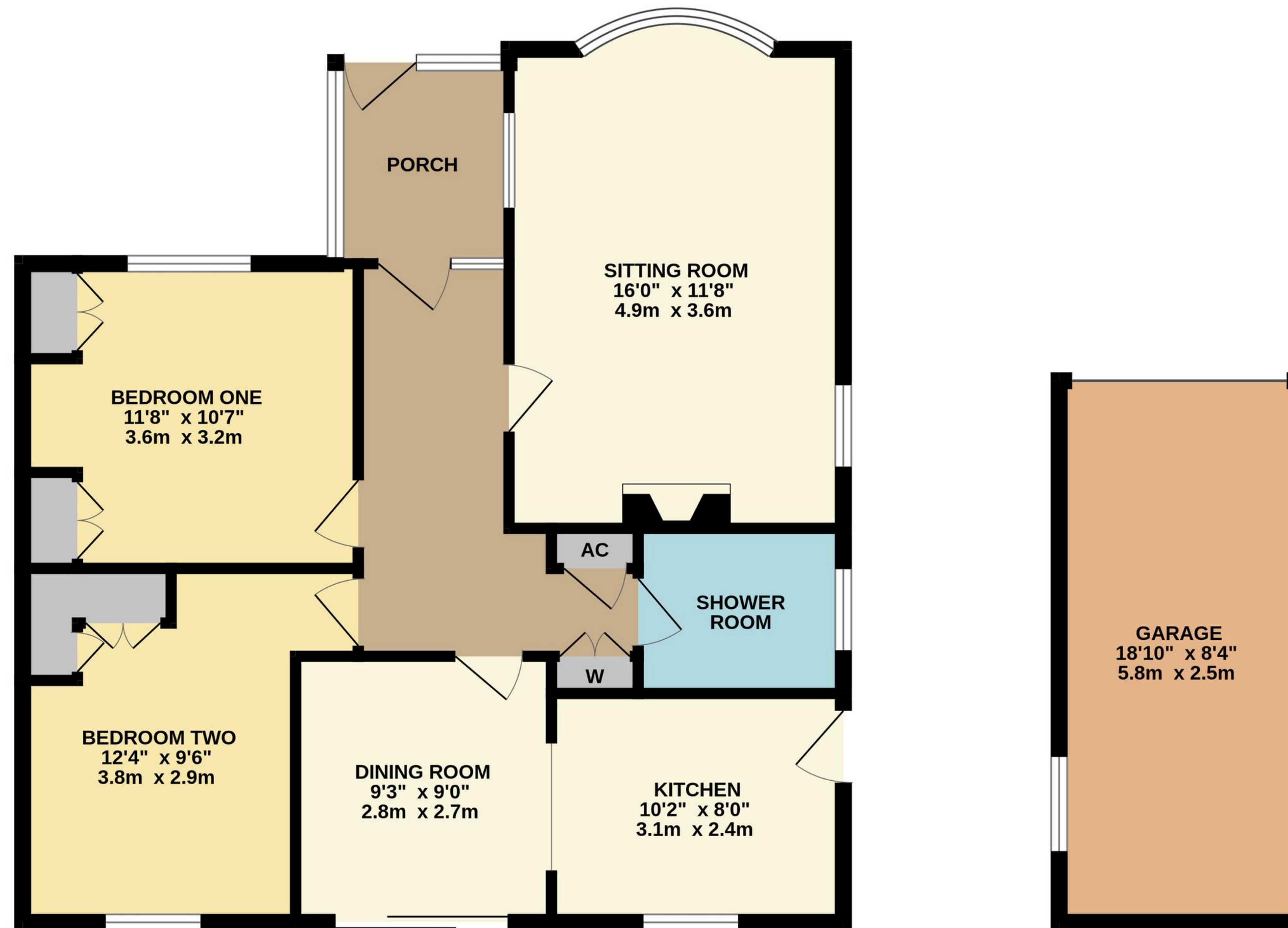
Important Information

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 : 941 sq.ft. (87.4 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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