



Smiths  
your property experts

# Hawley Close

## East Leake

- No upward chain
- Mature and well-presented detached bungalow
- Situated in a quiet cul-de-sac location
- Two double bedrooms and an updated shower room
- Kitchen/breakfast room and a lovely living/dining room
- Detached garage with power and lighting
- Private tarmac-laid driveway
- Easy walking distance of the village centre and amenities

## General Description

Smiths Property Experts are pleased to present this mature and well-presented detached bungalow to the market with no upward chain. The property is set in a quiet cul-de-sac location just a stone's throw from the heart of the village centre.

## 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

Internally, the property offers well-presented and upgraded single-level living space, extending to approximately 757 square feet with the addition of a spacious detached garage. There are two double bedrooms and an updated shower room to the front of the property, a superb main living/dining room, a garden room, and an extended kitchen/breakfast room to the rear, centred around a generous central hallway. The property benefits from plentiful storage throughout.

## The Outside

Positioned in a peaceful cul-de-sac setting in the heart of this bustling village, the property sits back from the street behind low-maintenance front gardens and a private tarmac-laid driveway with off-road parking to the right-hand side.

There are mature landscaped gardens to the rear with a seating terrace, central lawns, well-stocked borders, and a useful timber shed. To the right-hand side of the gardens is a detached garage with power, lighting, a personnel door, and an up and over the door to the front.





## Property Information

EPC rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

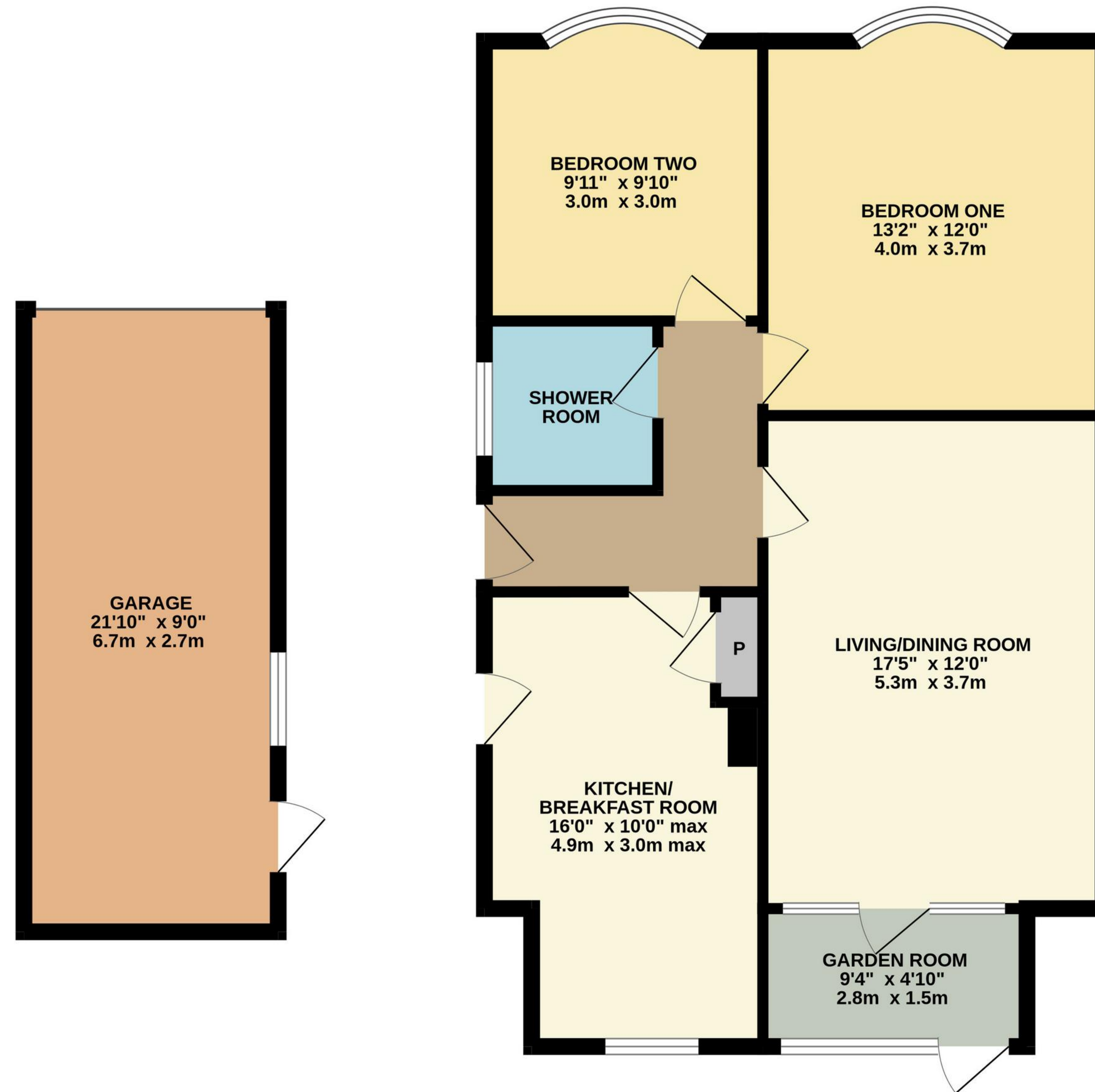
## Important Information

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 : 953 sq.ft. (88.6 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.  
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