



Smiths
your property experts

Main Street

East Leake

- Lovely Victorian terraced village property
- Situated in the heart of this sought-after village
- Excellent local amenities and primary/secondary schooling
- Kitchen/breakfast room with an adjacent utility room
- Two good-sized bedrooms and a family bathroom
- Front sitting room and a separate dining room
- Converted loft that would make an excellent home office
- Extensive gardens to the rear

General Description

Smiths Property Experts offer to the market this super village centre home, set in the heart of East Leake and within easy reach of a full host of amenities, including public houses, eateries, and well-regarded schooling options. The property offers over 1,000 square feet of internal accommodation and generous rear gardens.

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 has gas central heating and uPVC double glazing throughout. The property has been skilfully extended in the past to provide generous accommodation, comprising a sitting room, dining room, and a good-sized kitchen/breakfast room with an adjacent utility room. Upstairs are two good-sized bedrooms, a family bathroom, and a large, converted loft that would make an excellent home office, sitting area, or teenager room.

The Outside

The property is set back from the street behind a low-level wall. There is also a side return affording rear garden access from the front. To the rear are extensive gardens.

Agents Note

The owner has recently installed a new boiler with a 10-year guarantee.





Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

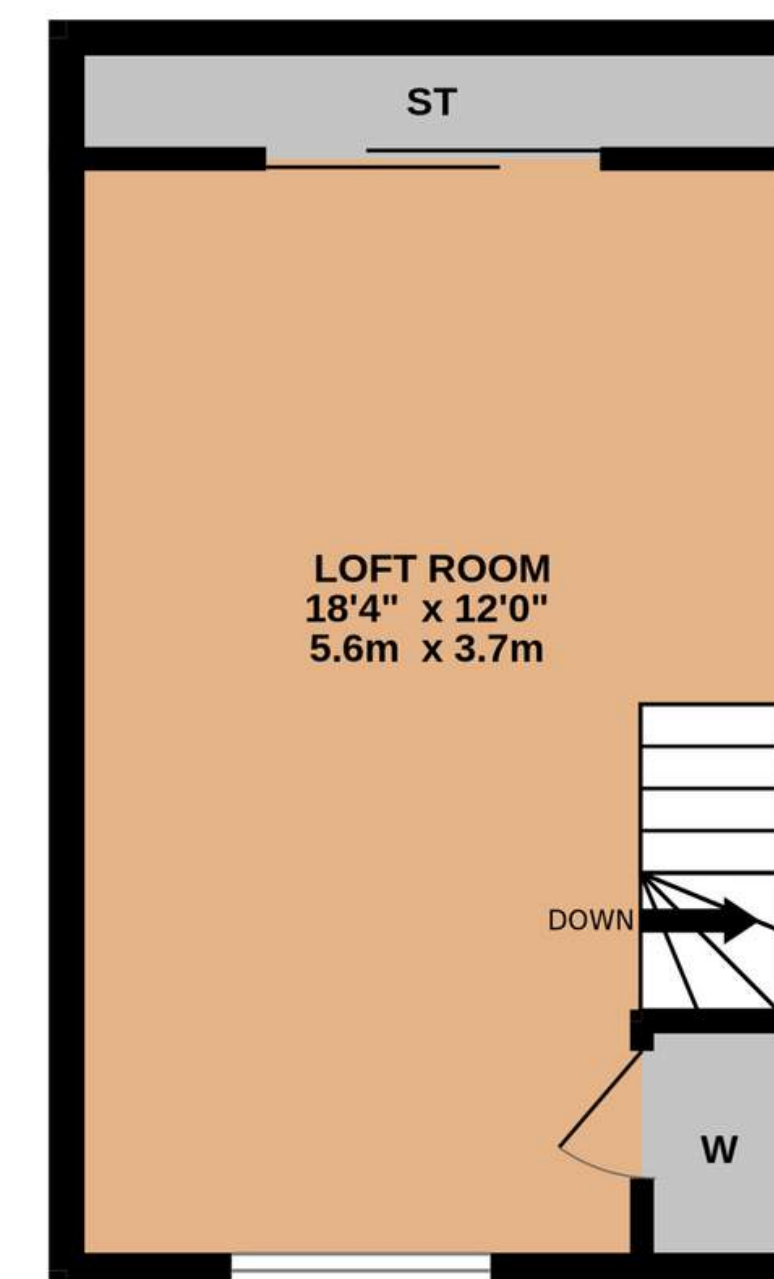
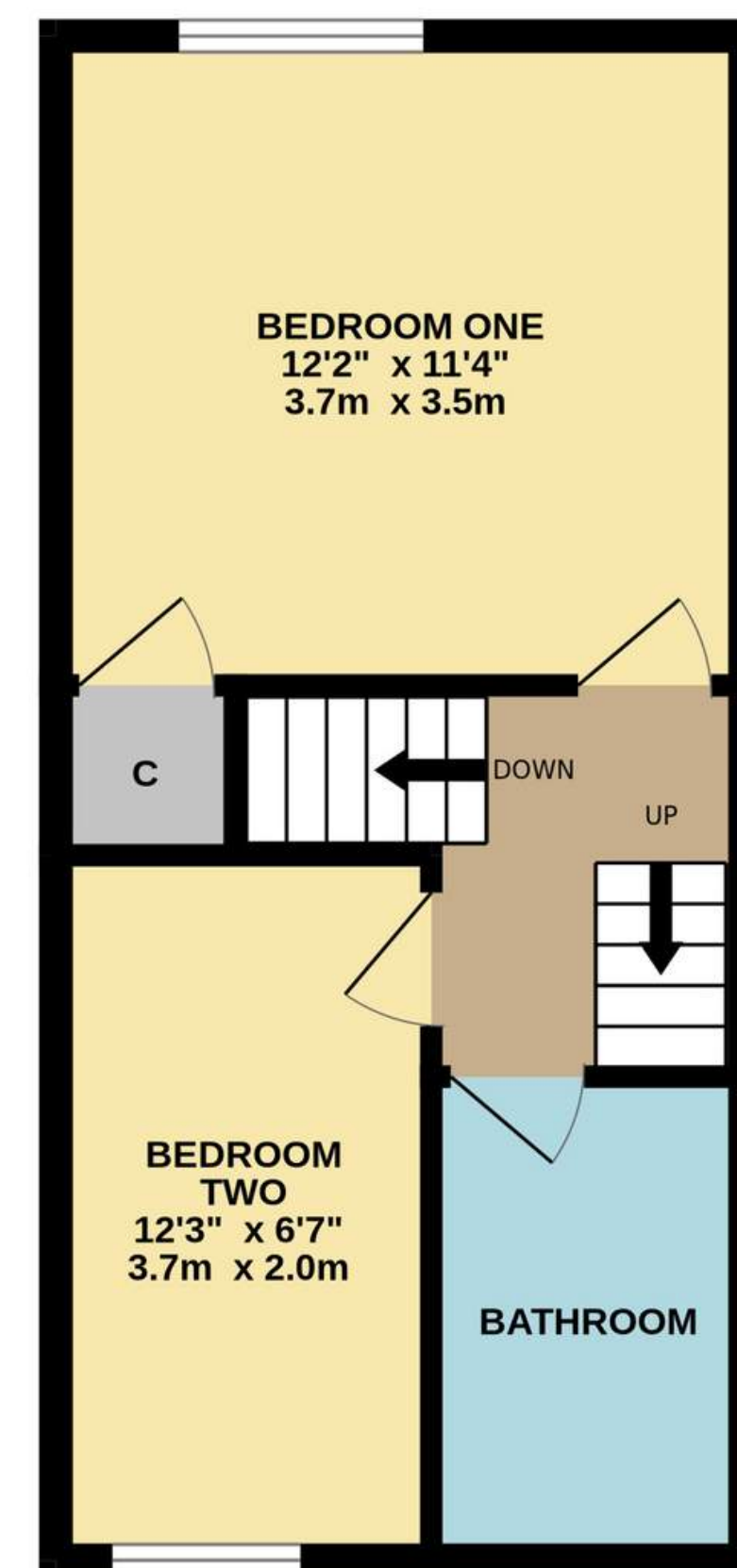
Important Information

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 : 1045 sq.ft. (97.1 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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