



Smiths  
your property experts



# Sycamore Road

## East Leake

- Beautifully presented link-detached house
- Lovingly maintained by the current owners
- Three bedrooms and a modern family bathroom
- Through living and dining room with French doors
- Fully fitted kitchen with an external door
- Quiet residential location in an established setting
- Generous private driveway and a single garage
- Lovely rear gardens laid to lawn

## General Description

Smiths Property Experts are delighted to offer to the market a beautifully presented three-bedroom link-detached house in the sought-after village of East Leake.

The property is situated on Sycamore Road, a quiet residential location in an established setting within the catchment area of excellent primary and secondary schooling options.

The property has been lovingly maintained by the current owners, who have enhanced the front driveway and are presenting the property in 'move in' condition.







## The Property

The property benefits from uPVC double glazing and gas central heating throughout. There is a generous floor area of approximately 1,000 square feet, including the garage. An enclosed porch with a useful cloaks cupboard gives access to a welcoming entrance hall with stairs leading to the first floor landing. There is a fully fitted kitchen with direct garden access via an external door to the right-hand side, and the sitting room runs through to the dining room area with glazed French doors offering direct rear garden access. Upstairs, you will find three bedrooms, including two double bedrooms, and a modern family bathroom. There is excellent storage throughout, including fitted wardrobes, an airing cupboard, and an under-stairs cupboard.

## The Outside

The property is set back from the road behind a landscaped frontage. A private driveway provides off-road parking for up to three vehicles and access to the garage. The rear gardens are laid to a mix of patio terraces and central lawns. A well-stocked raised border is on the left-hand side. At the bottom of the gardens is a further sitting area with a brick-built barbecue.







## The Location

This property is situated in an established residential setting within walking distance to the centre of the village. The village has a strong sense of community, with excellent local schools and a bustling High Street. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as 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 approximately 6 miles away.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

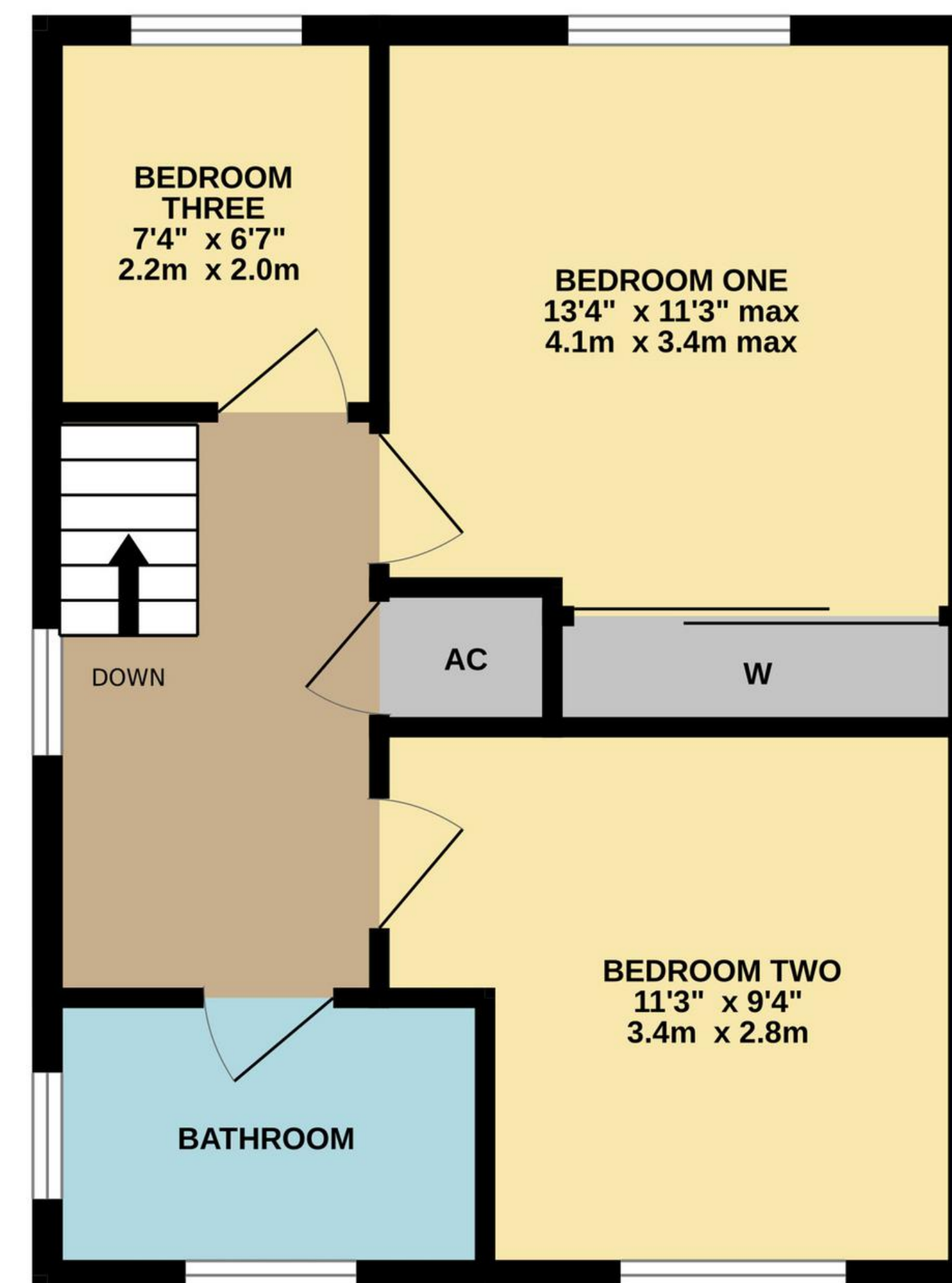
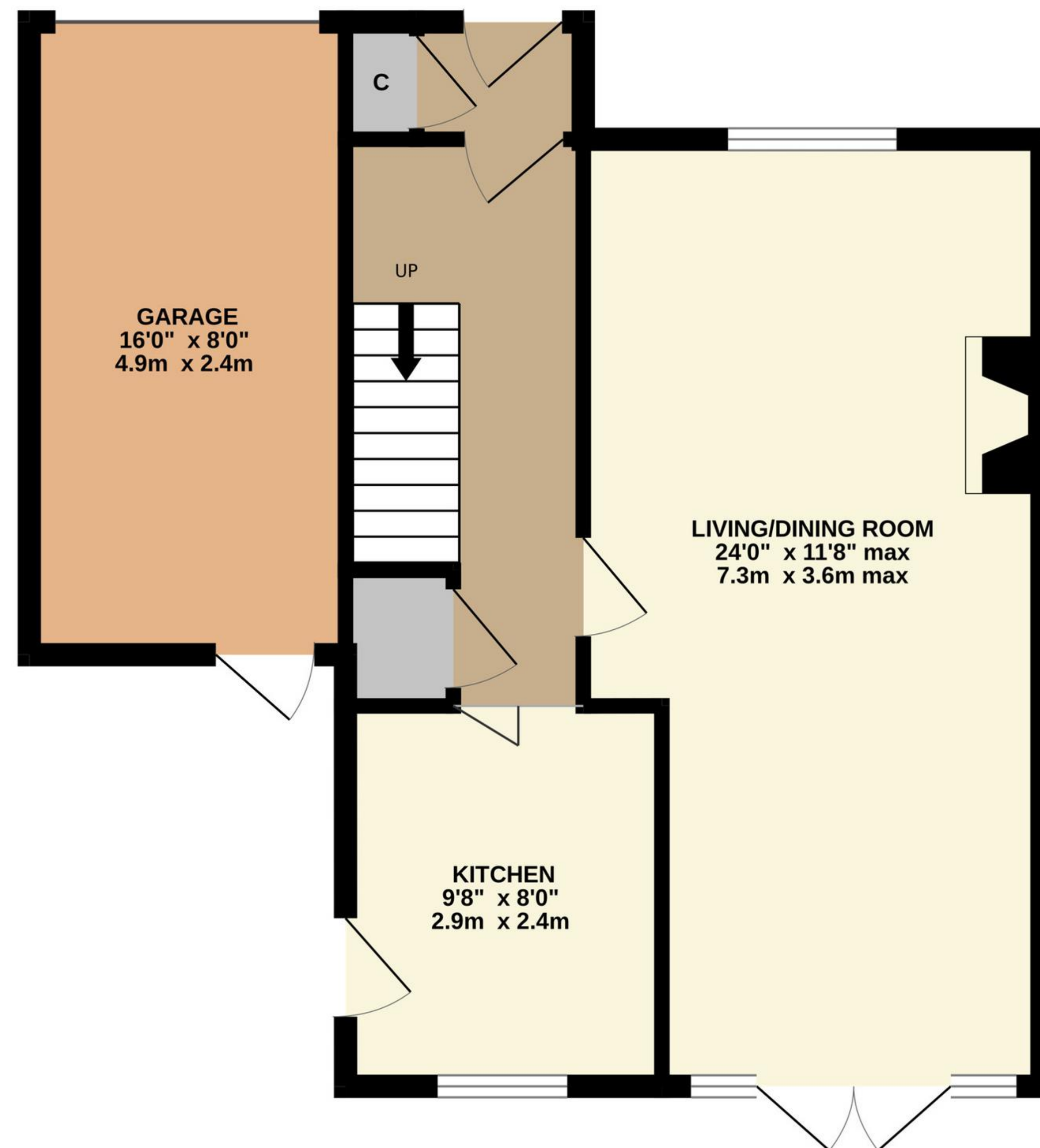
Local Authority: Rushcliffe Borough Council.

## 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.







TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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