



Smiths  
your property experts



# Peacock Gardens

## East Leake

- No upward chain
- Modern three-storey family home
- Bright and contemporary living space
- Three double bedrooms and two bathrooms
- Off-road parking to the front of the property
- Rear gardens partially laid to lawn
- Situated close to a new academy primary school
- Sold with the remainder of its 10-year NHBC warranty

## General Description

Smiths Property Experts are delighted to offer to the market, with no upward chain, this modern family home with three double bedrooms in the highly regarded Rushcliffe village of East Leake.

The property is being sold with the remainder of its 10-year NHBC warranty and enjoys a convenient position within walking distance of the village and its sought-after array of amenities, including public houses, independent shops, and eateries. The property is also situated close to a new academy primary school.







## The Property

The floor area measures approximately 858 square feet. The property has been redecorated and professionally cleaned prior to the sale for the benefit of the eventual purchaser. The accommodation is bright and modern, laid across three floors and comprising, in brief, an entrance hall, a downstairs WC, a sitting room, and a kitchen/diner leading out onto the rear gardens. Across the first and second floors are three good-sized double bedrooms and a family bathroom. The principal bedroom suite on the top floor has en-suite facilities. The house also has a good amount of storage.

## The Outside

To the front of the property is a driveway providing off-road parking. To the rear are lawned gardens with a landscaped seating area to the immediate rear of the main house.

## The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling Main Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.







## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

## Important Information

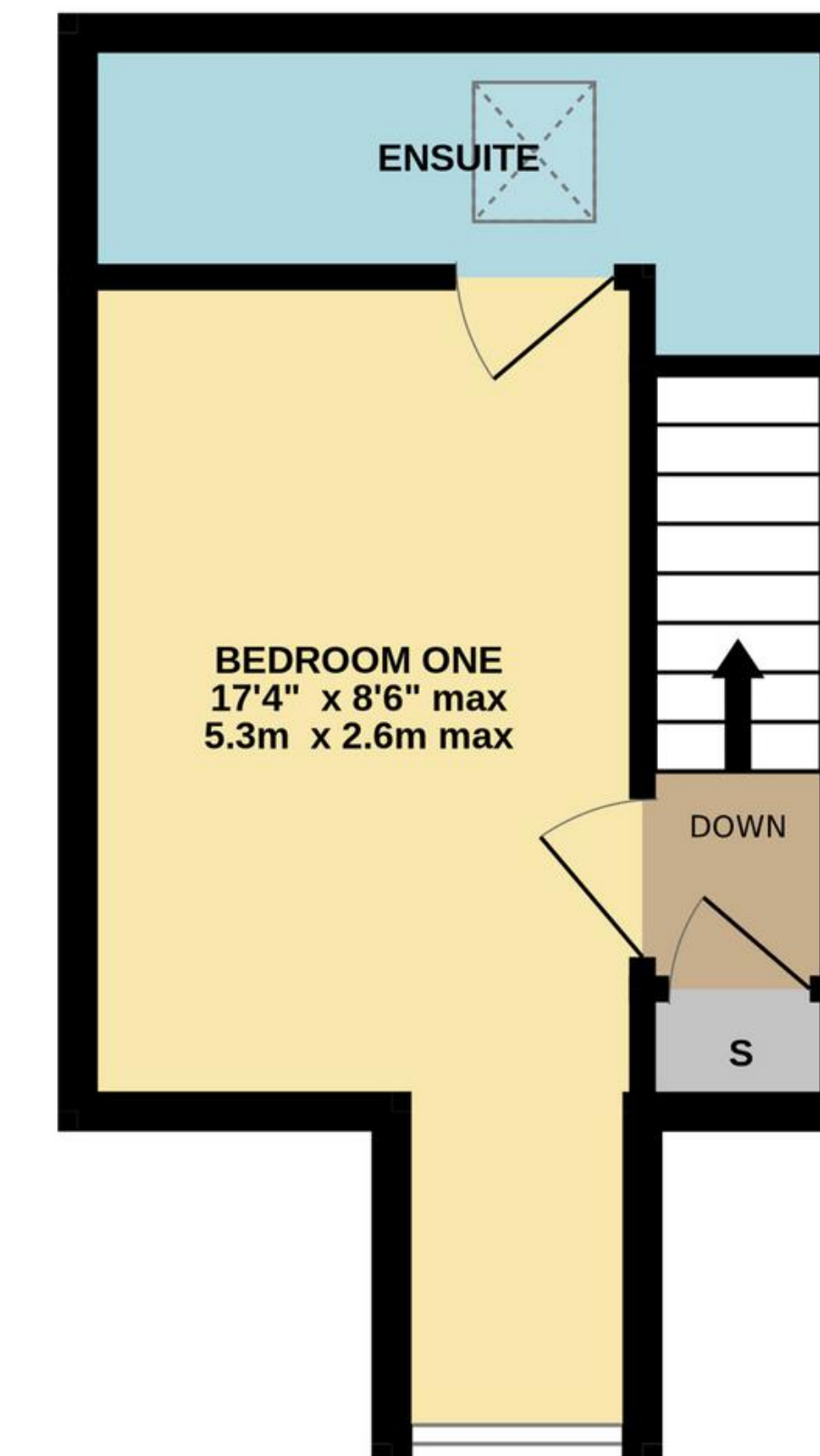
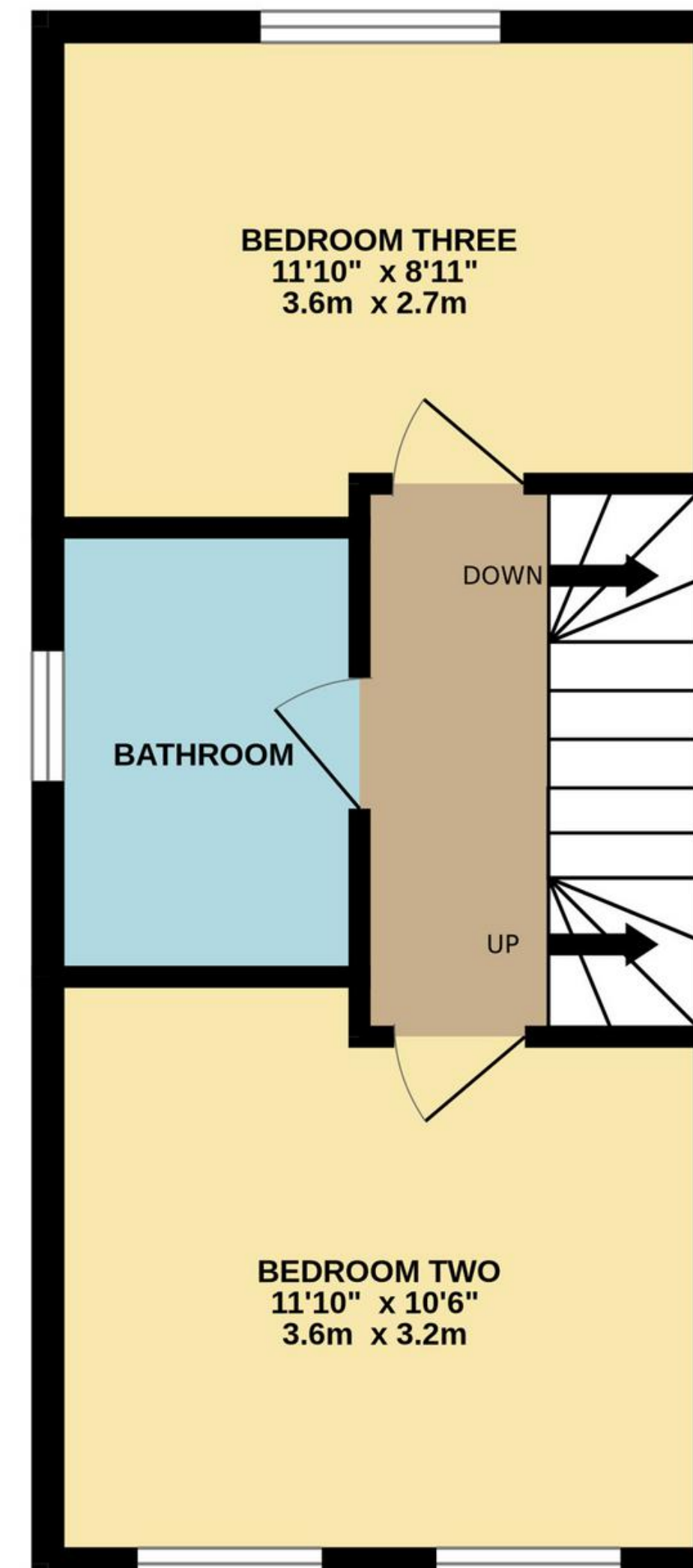
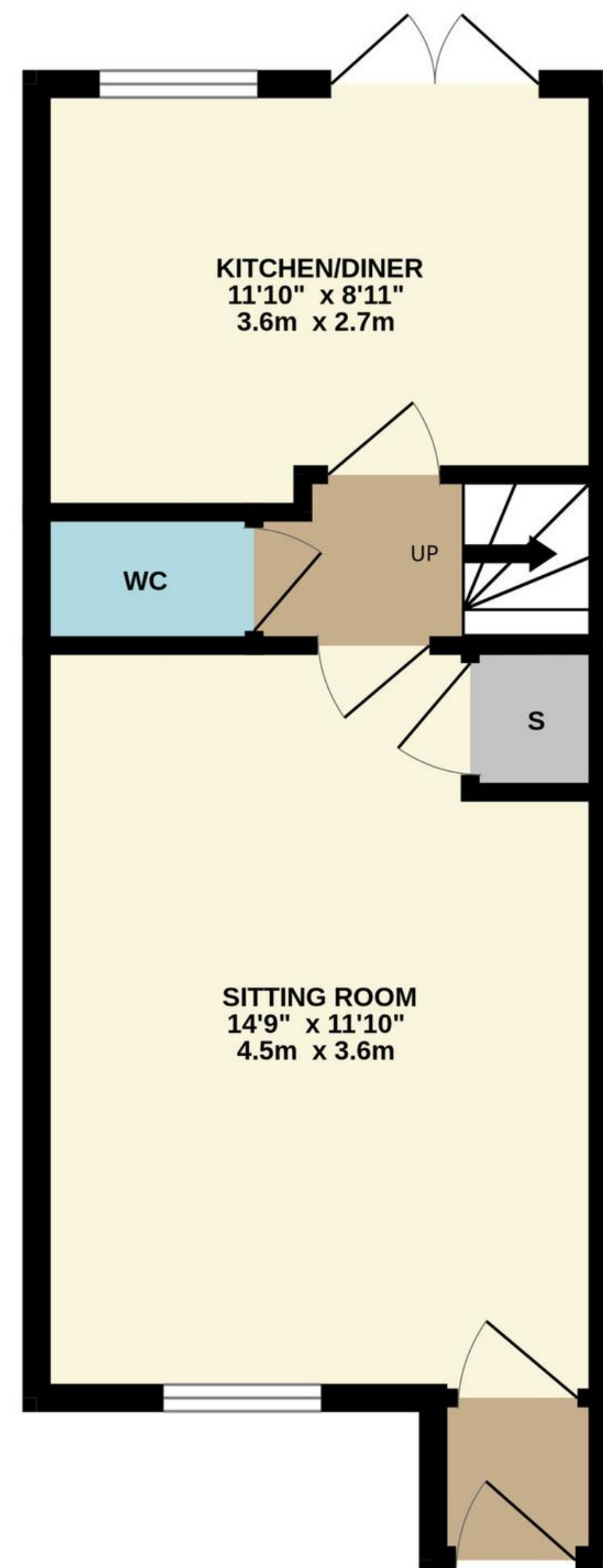
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## Smiths Property Experts

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 : 858 sq.ft. (79.7 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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