



Smiths  
your property experts



# Sycamore Road

## East Leake

- No upward chain
- Spacious and extended semi-detached family home
- Light-filled and well-proportioned living space
- Four good-sized bedrooms and a family bathroom
- Modern kitchen/diner and two reception rooms
- Generous South-facing rear gardens
- Private driveway and an integrated garage
- Established residential area

## General Description

Smiths Property Experts offer to the market this spacious and extended four-bedroom semi-detached family home in the sought-after village of East Leake. The property is situated on Sycamore Road, an established residential area within walking distance of the village centre.

This excellent property benefits from generous living space with light-filled and airy interiors. The gardens to the rear are South-facing, and there is a driveway to the front of the property leading to an integrated garage.







## The Property

The property has a floor area measuring approximately 1,264 square feet (including the integrated garage). The living space has been extended to provide four bedrooms and lends itself well to a family with a generous lawned rear garden.

The entrance hall leads to a spacious sitting room, with internal double doors through to a second reception room that has direct access to the garden. The kitchen/diner has a door leading to a rear hallway, which in turn has an external door to the side elevation and a downstairs cloakroom/w.c. There is a useful understairs cupboard. Upstairs, you will find four good-sized bedrooms and a family bathroom.

## The Outside

The property is set back from the road behind a low-maintenance frontage with a private driveway leading to an integrated garage. There is side access to the rear of the property.

The rear gardens benefit from a South-facing aspect and an excellent sense of privacy. They feature a combination of lawn, gravel, and patio areas with mature borders. The property also includes both an outside tap and power.







## The Location

The village is home to a strong community and boasts excellent local schools. There are numerous 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: D.

Tenure: Freehold. Council Tax Band: C.

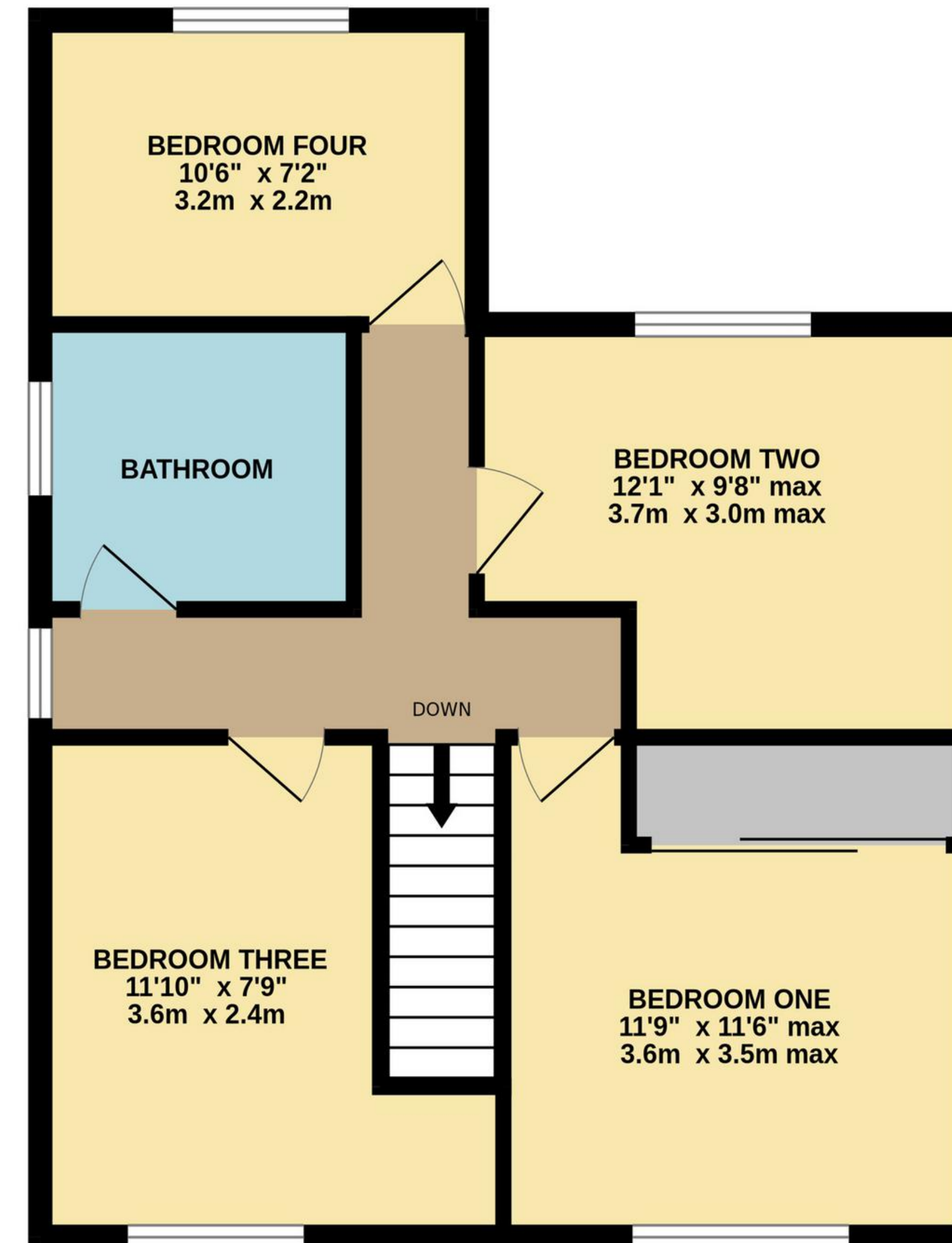
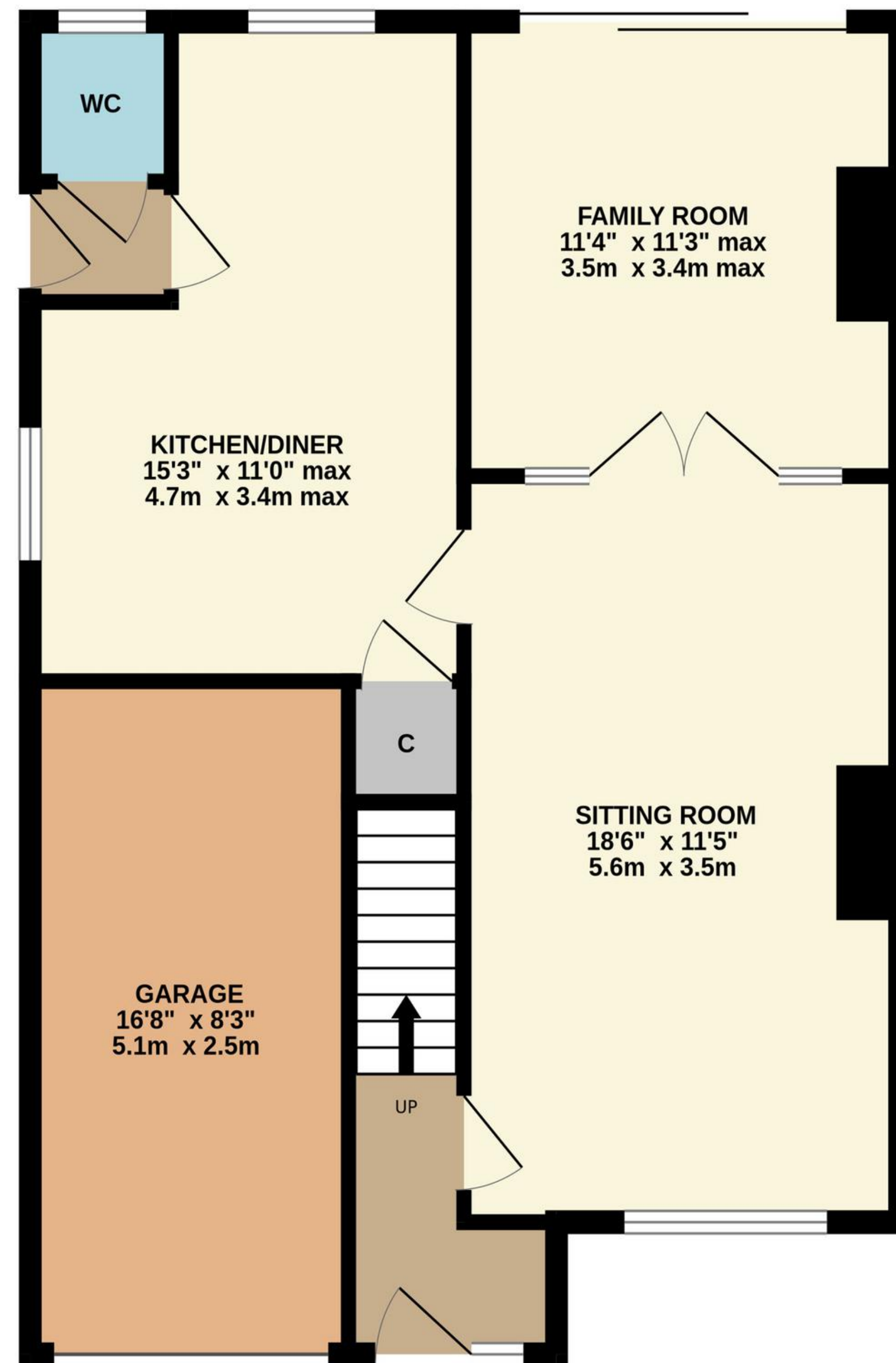
Local Authority: Rushcliffe Borough Council.

## 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 : 1264 sq.ft. (117.4 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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