



Smiths  
your property experts



# Bley Avenue

East Leake

- Thoughtfully extended semi-detached family home
- Exceptional plot extending to one-sixth of an acre
- Beautiful sun-filled gardens with entertaining terraces
- Four good-sized bedrooms and a modern bathroom
- Open-plan 'living' kitchen with bi-fold doors
- Two further reception rooms
- Double-width driveway and an outlook over green space
- Substantial outbuilding with several potential uses

## General Description

Smiths Property Experts offer to the market this exceptional and heavily extended four-bedroom home occupying an enviable position in Bley Avenue, a no-through road with a green to the front. The property occupies an impressive plot extending to one-sixth of an acre with lovely private gardens and a double-width driveway. Internally, the floor area measures approximately 1,400 square feet of high-quality and well-thought-out living accommodation.







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REMEMBER

MON	
TUE	Thump 5.30 - 9
WED	Thump 11.30 - 1.30
THU	Thump 8.30 - 10
FRI	
SAT	
SUN	





## The Property

The property has been thoughtfully extended with living space laid across two floors. The accommodation is bright, spacious, and beautifully presented, featuring a high specification throughout, including oak hardwood joinery throughout and wet-piped underfloor heating in the open-plan kitchen.

The entrance hall leads in turn to three main reception rooms, namely a sitting room, a dining room/snug, and a superb front-to-back kitchen, living, and dining area with bi-fold doors opening onto expansive rear gardens. Upstairs, a generous, light-filled landing provides access to four good-sized bedrooms and a modern family bathroom. Should the eventual purchaser wish, there is also an option to install en-suite facilities to the main bedroom.

## The Outside

Outside, the property is set back from the road behind mature gardens and a double-width private parking area. The road is peaceful, and there is a green space to the front. South easterly facing, the gardens are full of sun and private. A large flagstone-laid terrace is positioned to the immediate rear of the main house, offering excellent entertaining space overlooking wonderful mature gardens. There is a path with planted borders leading down to a substantial outbuilding that has several potential uses, as well as generous lawns featuring fruit trees and green borders.











## The Location

This property is situated within walking distance to the centre of the village. The village has a strong sense of community, with excellent local schools. 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: C.

Tenure: Freehold. Council Tax Band: B.

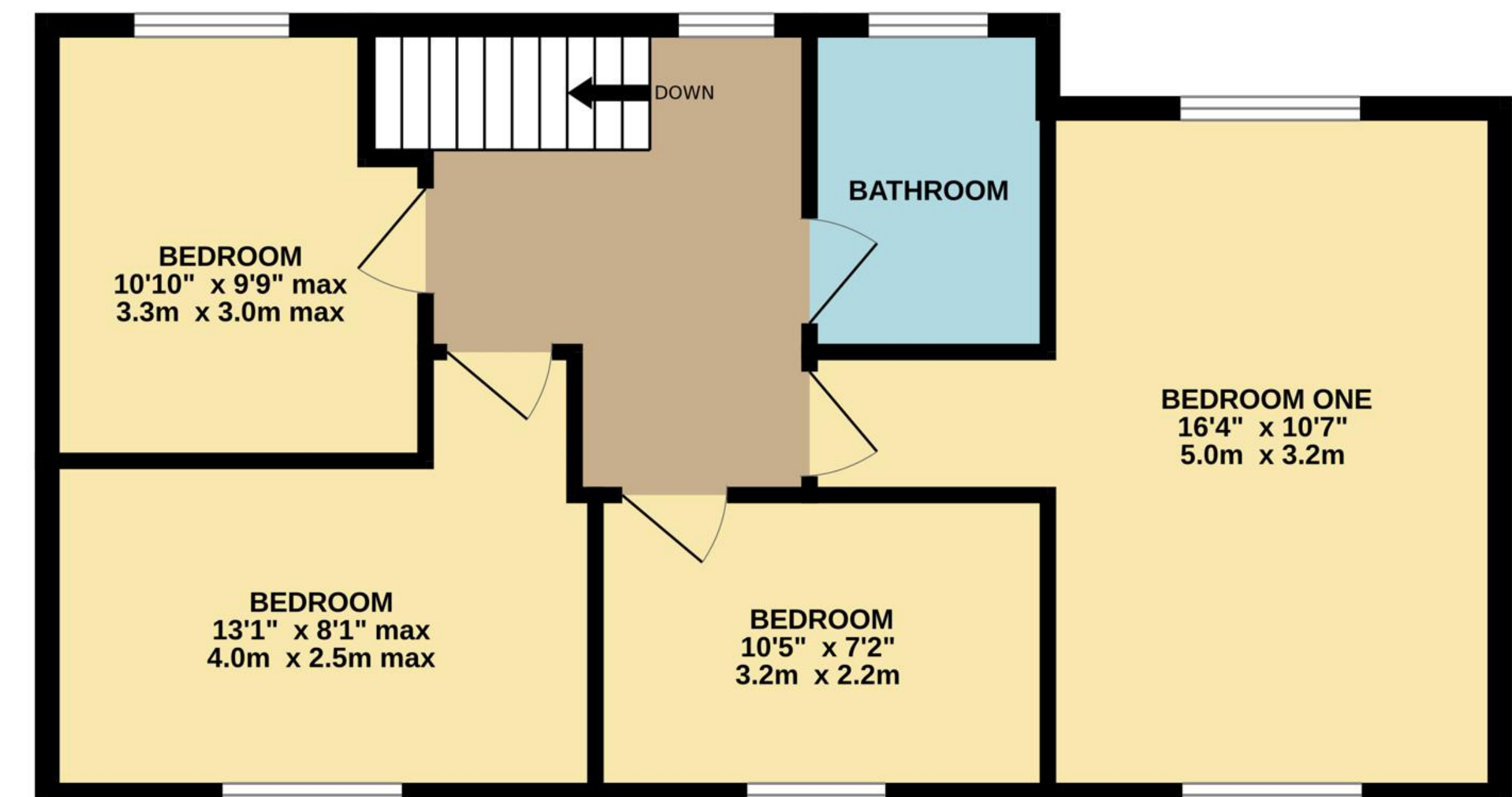
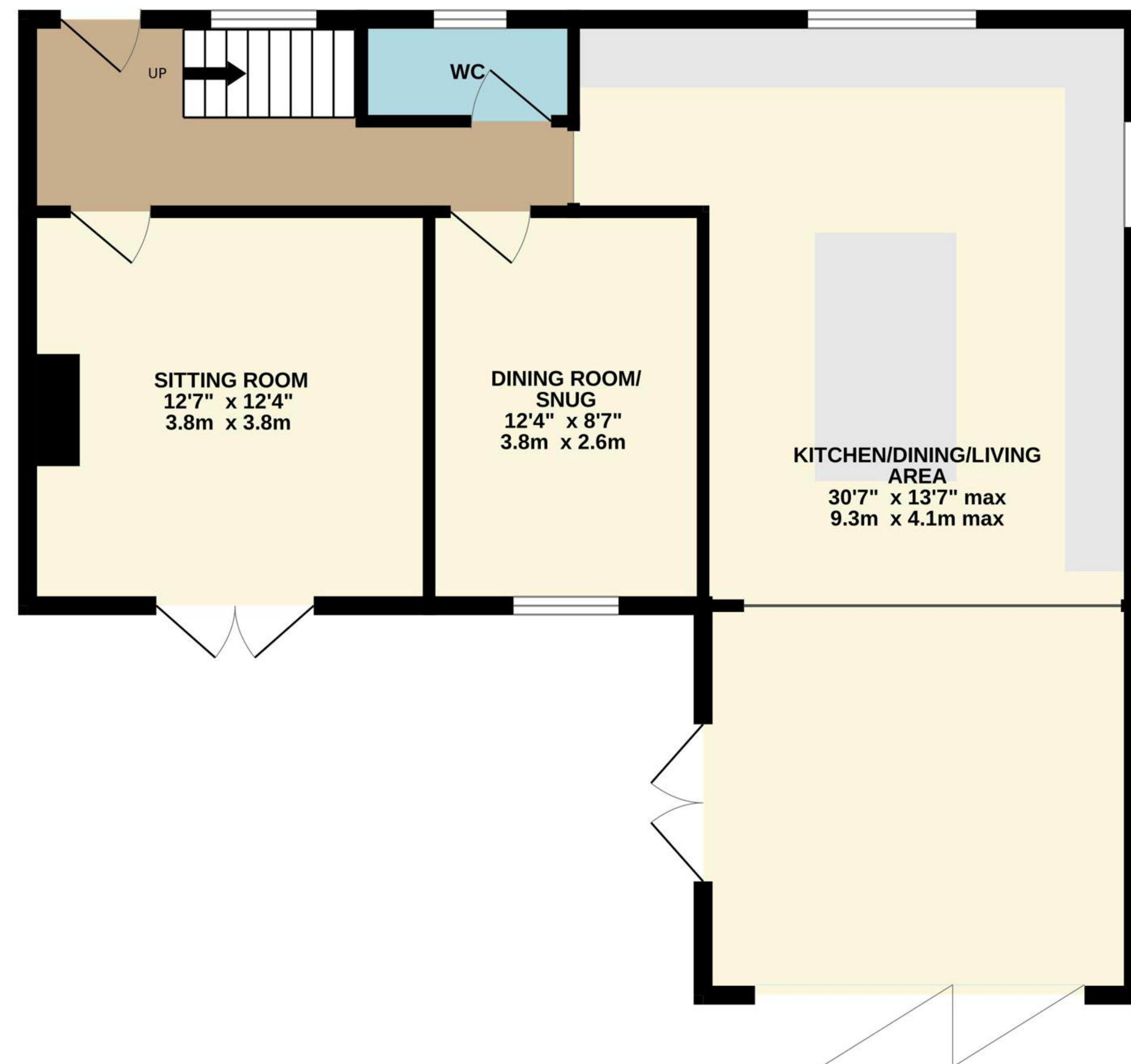
Local Authority: Rushcliffe Borough Council.

## 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.







TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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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