



Smiths
your property experts

Castle Hill

East Leake

- No upward chain
- Well-presented detached bungalow
- Lovely, elevated position behind green space
- Inviting and well-designed floor area
- Two double bedrooms and a bathroom
- Sitting room and a spacious conservatory
- Driveway and a detached brick-built garage
- Lovely plot with mature front and rear gardens

General Description

Smiths Property Experts are favoured with the instruction to market this two-bedroom detached bungalow situated on Castle Hill in the heart of East Leake. The property sits in a lovely plot with mature front and rear gardens, a driveway, and a detached brick-built garage/workshop.

The Location

The property is situated elevated above Castle Hill, behind a green space, and accessed via a quieter, adjacent service road. The village boasts a close-knit community and a wide array of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.





The Property

The floor area is inviting and well-designed, comprising a useful porch that leads to a spacious entrance hall with a generous loft hatch, which features an integrated loft ladder and useful fully boarded loft space. There are two double bedrooms, including a lovely principal room with a bay window, fitted wardrobes, and a dressing table area. There is a separate bathroom. The reception rooms are to the rear of the property, featuring a well-equipped kitchen which includes a gas hob, electric oven with extractor hood, dishwasher, fridge and washing machine, and a sitting room with a sliding door that leads to a generous conservatory. The property benefits from gas central heating and has been lovingly maintained, although it may now benefit from modernisation.

The Outside

Set back from the road behind mature front gardens, the property has an attractive frontage and sits neatly within its good-sized plot. There is a driveway to the right-hand side with secure gates leading to a detached garage/workshop. There is also access to the left hand side of the property to the front door and onwards to the rear.



The gardens enjoy a private aspect and are laid to lawn with mature borders, a shed and a greenhouse, both of which have power. There is a personnel door to the garage which also benefits from power. There is a useful outside tap.



Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

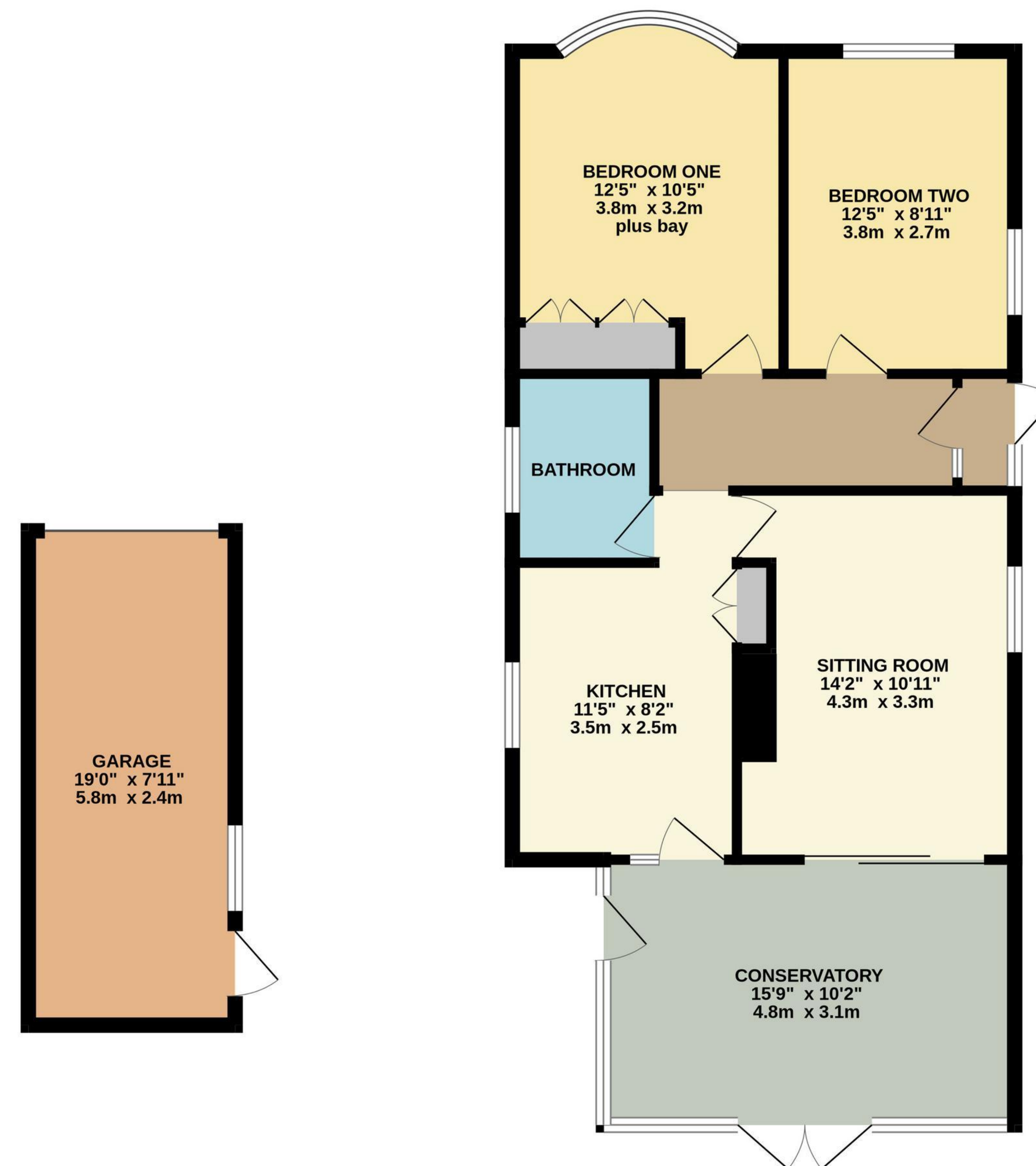
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that 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

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TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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