



Smiths
your property experts

Leivers Close

East Leake

- No upward chain
- Lovely, detached bungalow in a sought-after location
- Two double bedrooms and a bathroom
- Spacious sitting room with a bay window to the front
- Kitchen through to a delightful conservatory
- Private driveway and a detached single garage
- Private south-facing rear gardens with a shed and greenhouse
- Nestled in the heart of the village on a mature cul-de-sac

General Description

Smiths Property Experts offer to the market this detached bungalow with south-facing rear gardens, a private driveway and a detached garage. The property is situated on the sought-after Leivers Close, nestled in the heart of the village and within easy walking distance of both parks and countryside walks, and a full range of amenities. There is also a nearby bus stop on Brookside. Marketed with no upward chain, this is a rare opportunity to acquire a well-built detached bungalow in a central location and on an excellent plot.





The Property

The property is presented in good condition throughout, affording gas central heating and uPVC double glazing. With a gross floor area of approximately 925 square feet, the accommodation comprises, in brief, an entrance hall, a main sitting room with a bay window to the front, a bathroom, two double bedrooms, and a kitchen leading through to a delightful conservatory overlooking the rear gardens. There is plenty of internal storage with built-in wardrobes, an airing cupboard and a cloak cupboard.

The Outside

Outside, the property is set back from a no-through road and behind lawned gardens with a private driveway to the left-hand side leading to the detached garage with power and lighting. To the rear are south-facing private gardens laid mainly to lawn with mature and well-stocked borders. There is a patio terrace to the immediate rear of the property, and behind the garage, a substantial timber shed and greenhouse.





The Location

Nestled in a mature cul-de-sac in the heart of the village, the property is within a short walk of Main Street. The village offers a wide range of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There is also a bakery, a greengrocer, 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.

Property Information

EPC Rating: D.

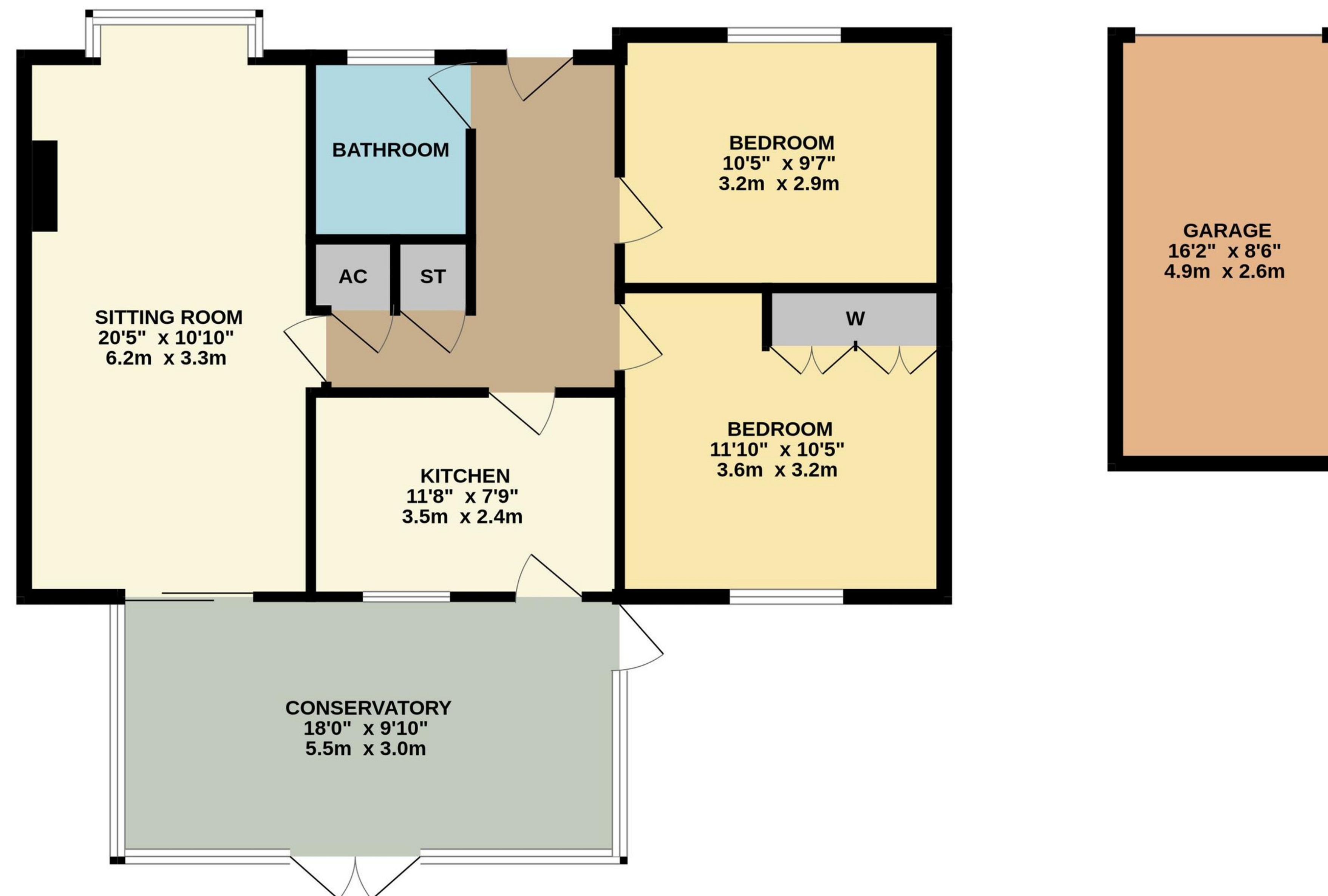
Tenure: Freehold. Council Tax Band: D.

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 : 1047 sq.ft. (97.3 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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