



Smiths
your property experts

Evans Road

East Leake

- Immaculate and tastefully presented modern house
- Built by David Wilson Homes in 2022
- Significantly upgraded to a high specification
- Light-filled 'turnkey' living space
- Three good-sized bedrooms and two bathrooms
- Parking for two vehicles and landscaped gardens
- Green and open outlook to the rear
- Located on a new development close to a primary academy

General Description

Smiths Property Experts offer this immaculate and tastefully presented three-bedroom home to the market. Built by David Wilson Homes in 2022 to the Archford Design, the current owner has significantly upgraded the property to a high specification. The property has a driveway that provides parking for two vehicles, landscaped gardens, and open views to the rear.

The property is in a no-through road position on the brand-new Skylarks development in East Leake, close to the highly regarded primary school Millside Spencer Academy. The village centre is a 10-minute walk via a newly opened footpath.







The Property

The property is sold with the remainder of its 10-year NHBC warranty and is in 'turnkey' condition. Laid across two floors with light-filled and well-designed living spaces, expect to find, in brief, an entrance hall, a WC, a sitting room, and a wonderful modern kitchen/diner with French doors leading to the rear gardens.

The first-floor landing leads to three good-sized bedrooms and a family bathroom. The main bedroom has an en-suite shower room. There is plentiful storage downstairs and upstairs, including the airing cupboard and under-stairs storage.

The current seller has fitted high-quality carpets and luxury LVT flooring throughout and made improvements to tactile fixtures, including the switch packs, kitchen handles and the addition of wall panelling in the bedrooms.

The Outside

The property occupies a peaceful location with a green and open outlook to the rear. There is private parking for two vehicles. To the rear are pretty, landscaped gardens with a full-sized patio terrace. A useful storage area is separate from the gardens behind the driveway.







The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

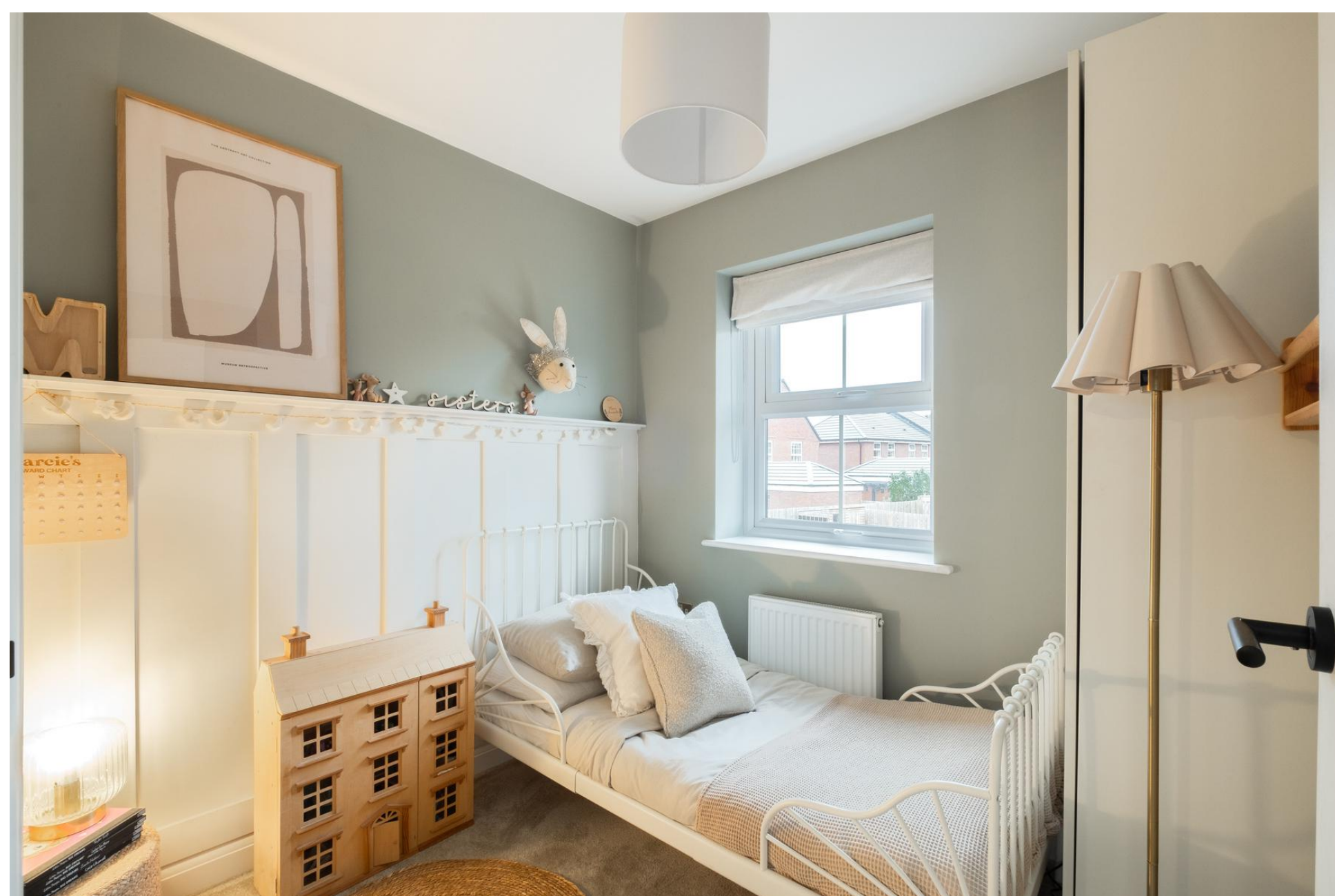
Local Authority: Rushcliffe Borough Council.

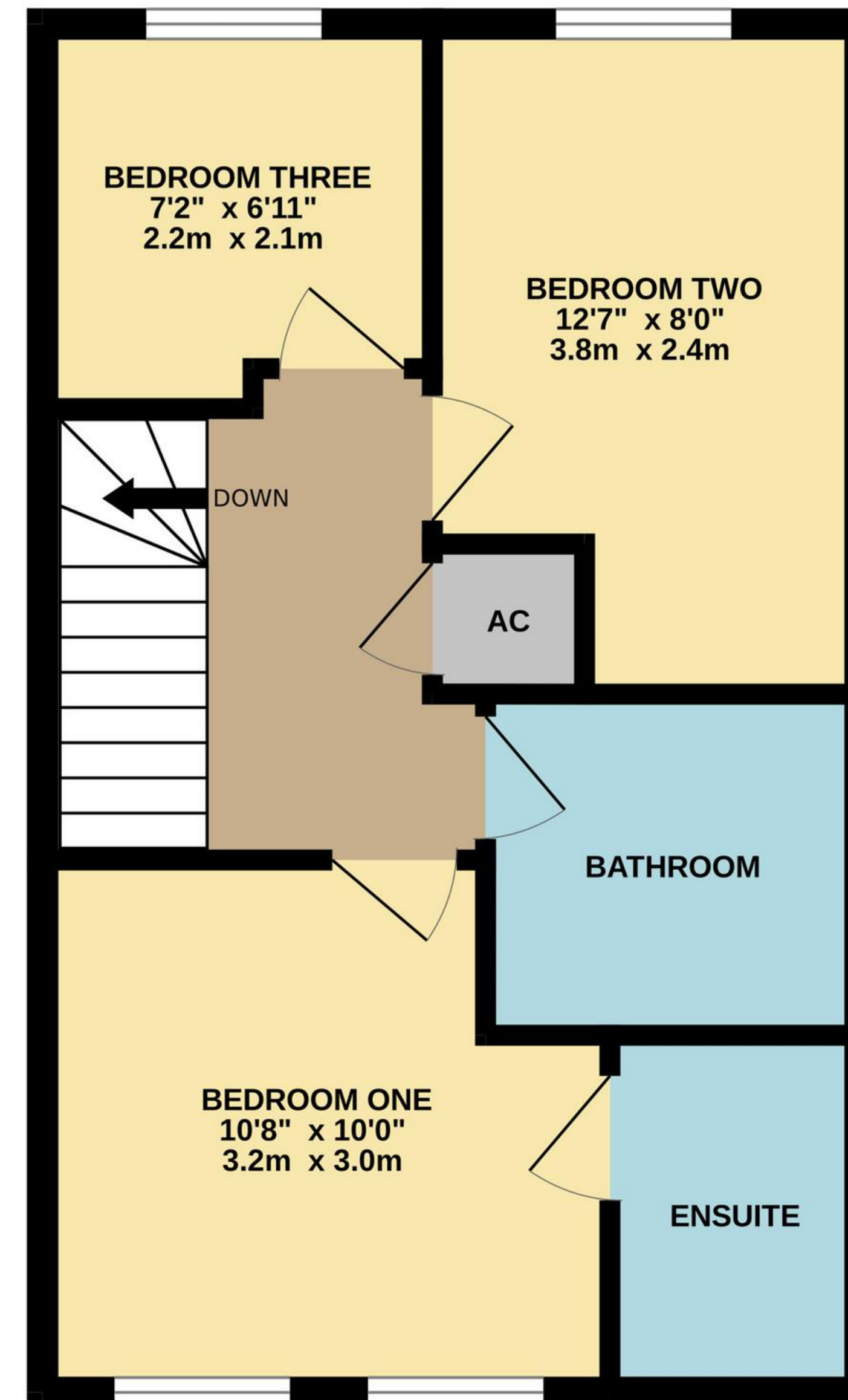
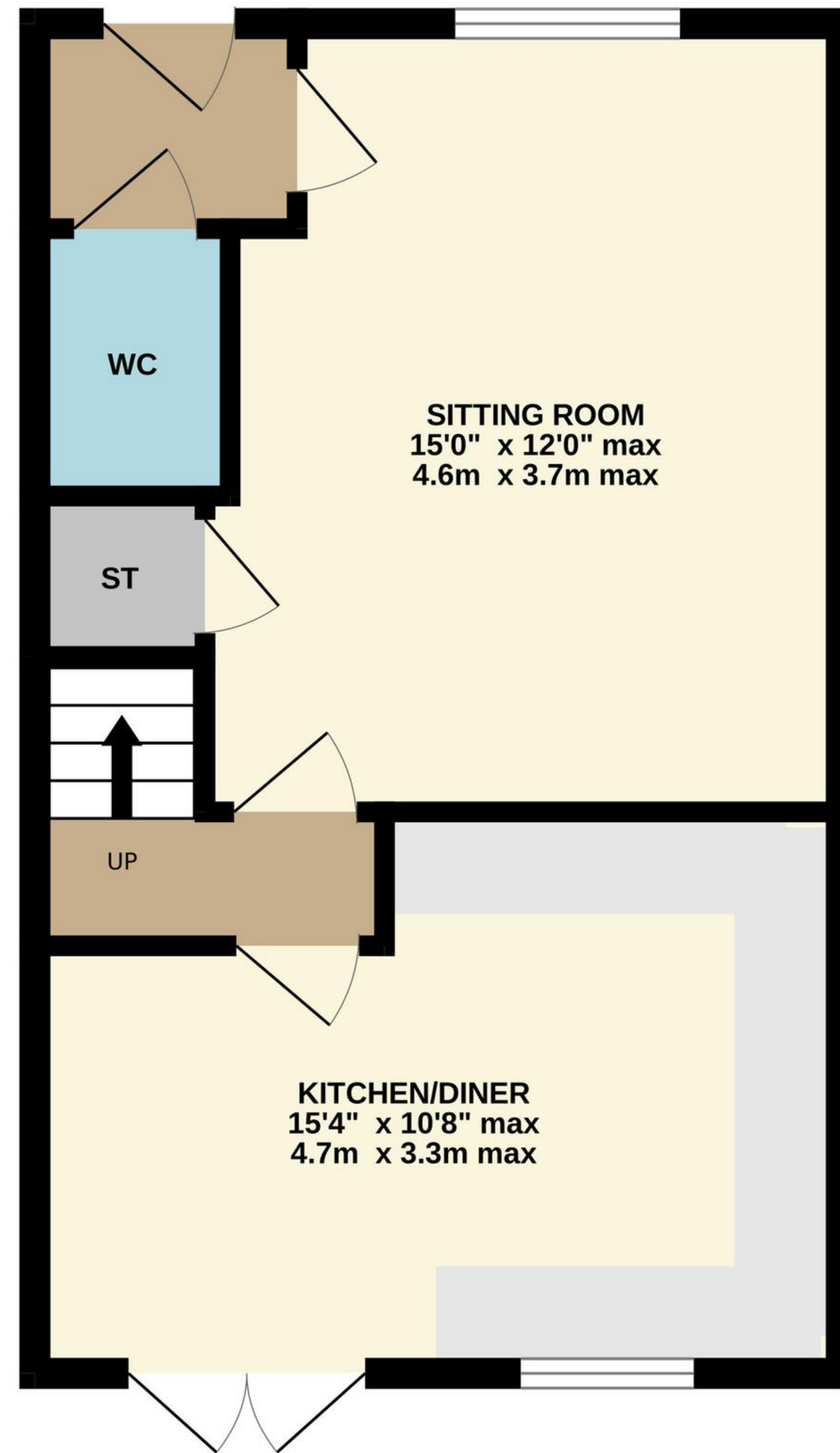
Agents Note

The service charge is estimated to be approximately £90 per annum. The commencement date is to be confirmed.

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 : 785 sq.ft. (72.9 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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