



Smiths
your property experts

Leveret Way

East Leake

- No upward chain
- Immaculate semi-detached modern home
- Light, modern, and well-designed living space
- Two double bedrooms and a family bathroom
- Beautifully landscaped low-maintenance gardens
- Off-road parking to the front of the property
- Peaceful position at the end of a no-through road
- Built in 2020 and sold with the remaining warranty

General Description

Smiths Property Experts offer to the market this immaculate two-bedroom semi-detached modern home built in 2020. The property is being sold with the remainder of its NHBC warranty and benefits from off-road parking and landscaped rear gardens.

The property is situated at the end of a no-through road on a private shared driveway. The village centre is within walking distance, offering a sought-after array of amenities, including public houses, independent shops, and eateries. Additionally, the property is close to a new academy primary school.





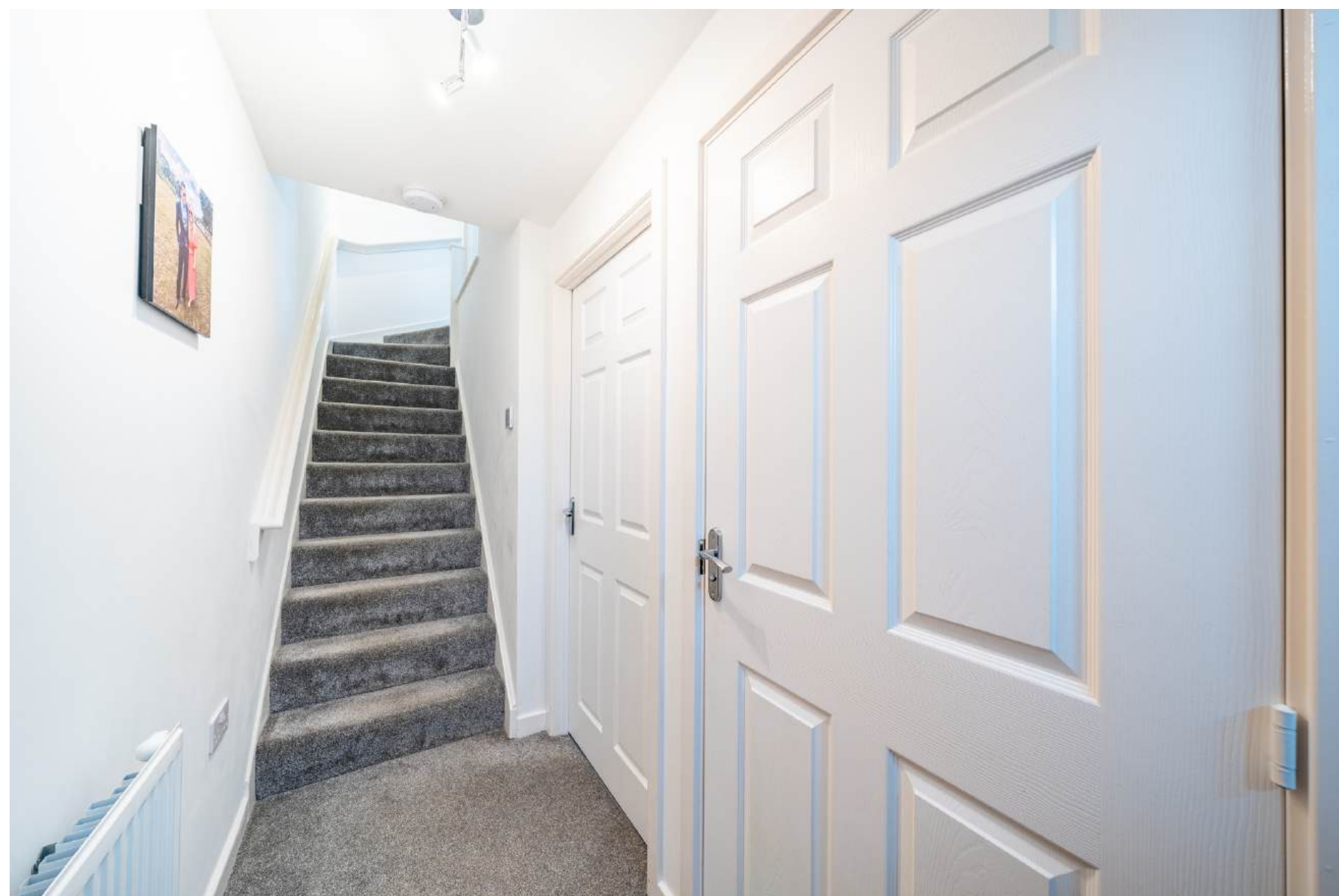
The Property

The living space is immaculate, light, and modern with a well-thought-out internal layout. The entrance hall leads to the sitting room, which in turn leads to a kitchen/diner with French doors leading out onto the rear gardens. The kitchen includes an integrated dishwasher and washing machine. There is also a downstairs WC and a useful understairs cupboard. Upstairs, you will find two double bedrooms and a bathroom.

The Outside

To the front of the property is off-road parking. There is gated access to the right-hand side of the property leading to the rear garden.

The rear gardens are beautifully landscaped for ease of maintenance with an artificial lawn and a paved seating terrace.





The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, homeware shop, 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: B.

Tenure: Freehold. Council Tax Band: B.

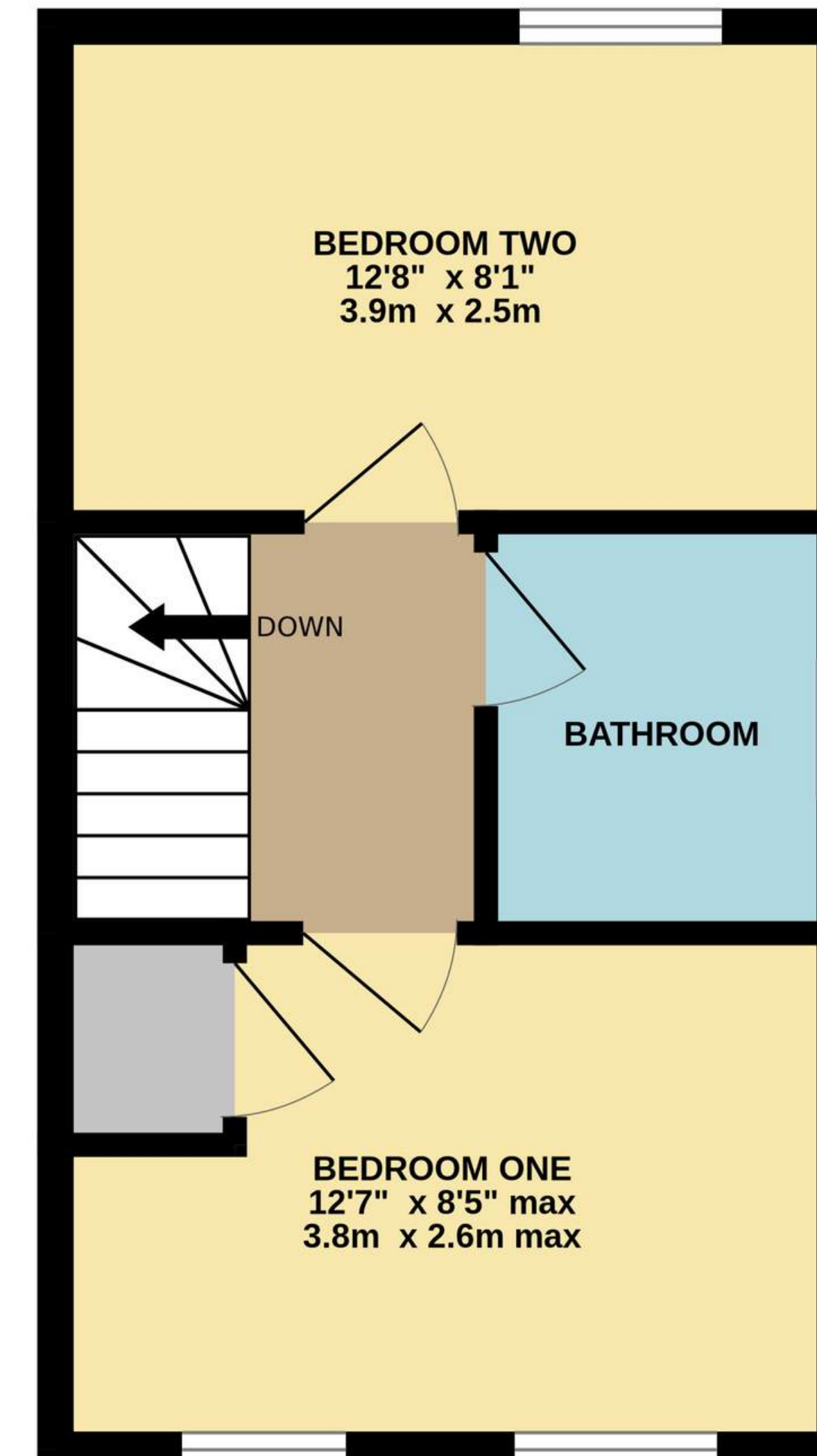
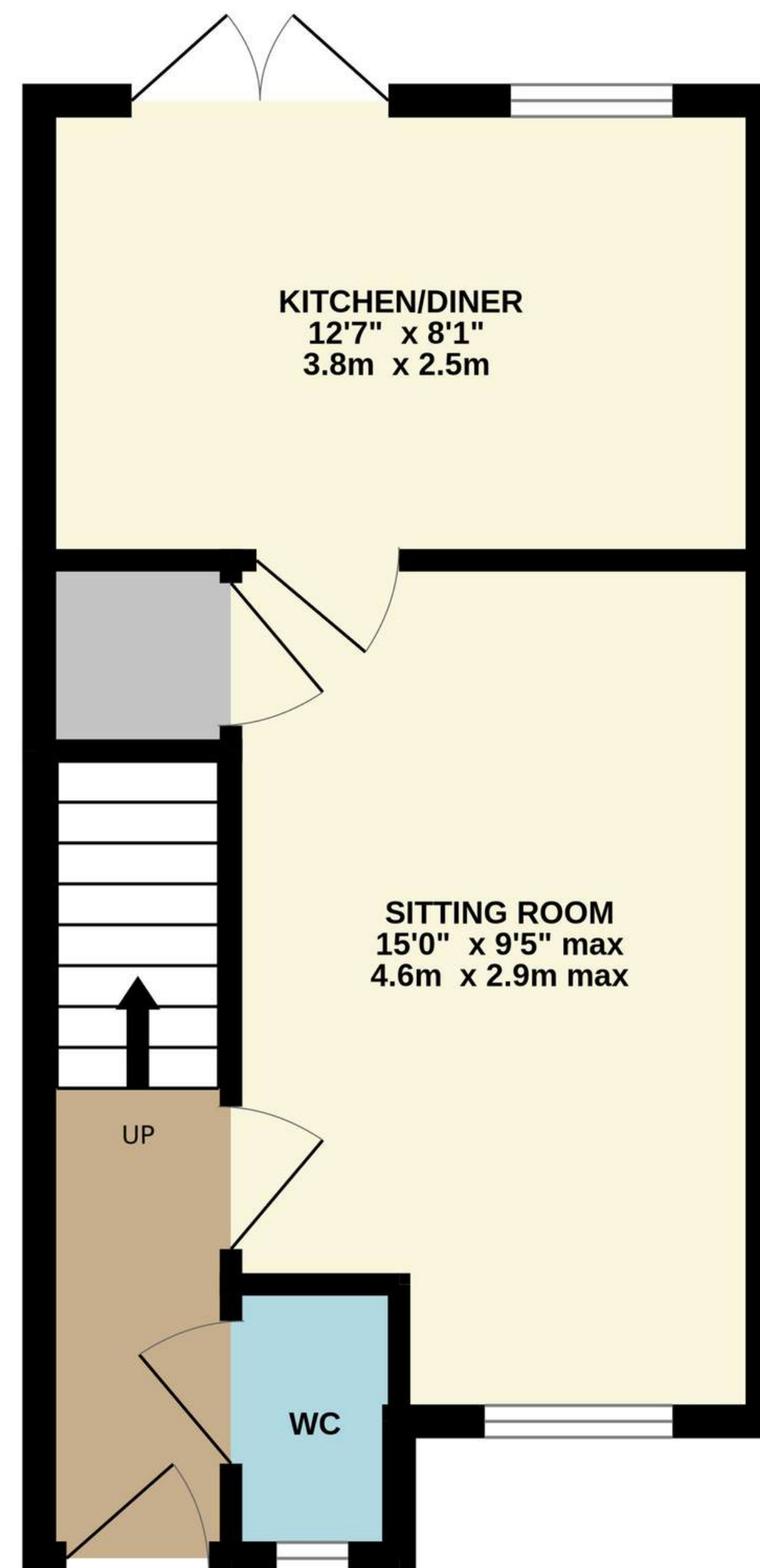
Maintenance charge approx. £259.13.

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 : 600 sq.ft. (55.8 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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