



Smiths
your property experts

Primrose Close

East Leake

- Immaculate and beautifully presented property
- Built by David Wilson Homes in 2016
- Front-to-back open-plan kitchen and living space
- Contemporary kitchen with fully integrated appliances
- Two double bedrooms and a modern family bathroom
- Private double-length driveway
- Lovely rear gardens with an entertaining terrace

General Description

Smiths Property Experts are favoured with instruction to market this beautifully presented home boasting two double bedrooms on the sought-after Cornflower Way development in East Leake. The property was constructed by David Wilson Homes in 2016. The development affords a lovely central park and provides a flat walk to the village and all of its associated amenities.

The Location

The village has a true community feel and spirit with excellent local schooling and a bustling High Street. The amenities include a bakery, greengrocers, a florist, and 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 just 6 miles away.





The Property

Internally, the living space is immaculate and set around an entrance hall and first-floor landing. The property has a floor area of over 700 square feet.

The entrance hall leads to a front-to-back open-plan living space zoned into a sitting room and a beautiful modern kitchen/diner featuring a substantial walk-in storage cupboard. The kitchen features immaculate Zanussi integrated appliances, including a fridge/freezer, electric fan oven, gas hob with an extractor fan/light, dishwasher, and washing machine. There is a rear hallway that provides access to a downstairs WC and the private rear gardens.

Upstairs, there are two spacious double bedrooms, both of which have built-in storage. The main bedroom features a double wardrobe and a cupboard, while the second bedroom has an airing cupboard. Additionally, there is a modern family bathroom and access to the partly boarded loft.

The Outside

The property is positioned in a quiet spot, with low-maintenance front gardens and a private double-length driveway to the left-hand side. The lovely rear gardens are double-width, laid to a central lawn with raised borders to the back fence, and an entertaining terrace to the immediate rear of the main house. There is also an outside tap.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Maintenance Charge: Approx. £14 PCM.

Local Authority: Rushcliffe Borough Council.

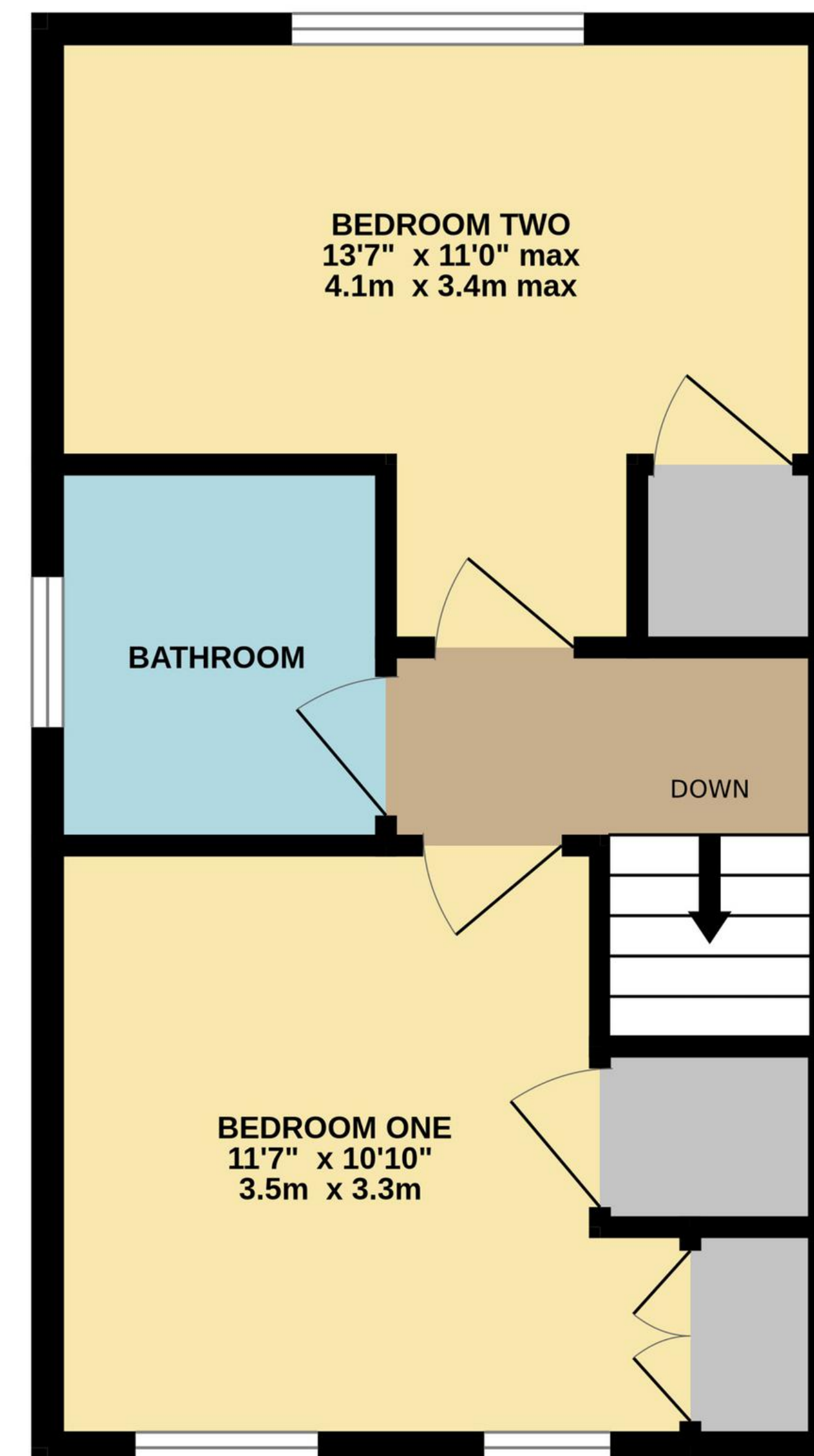
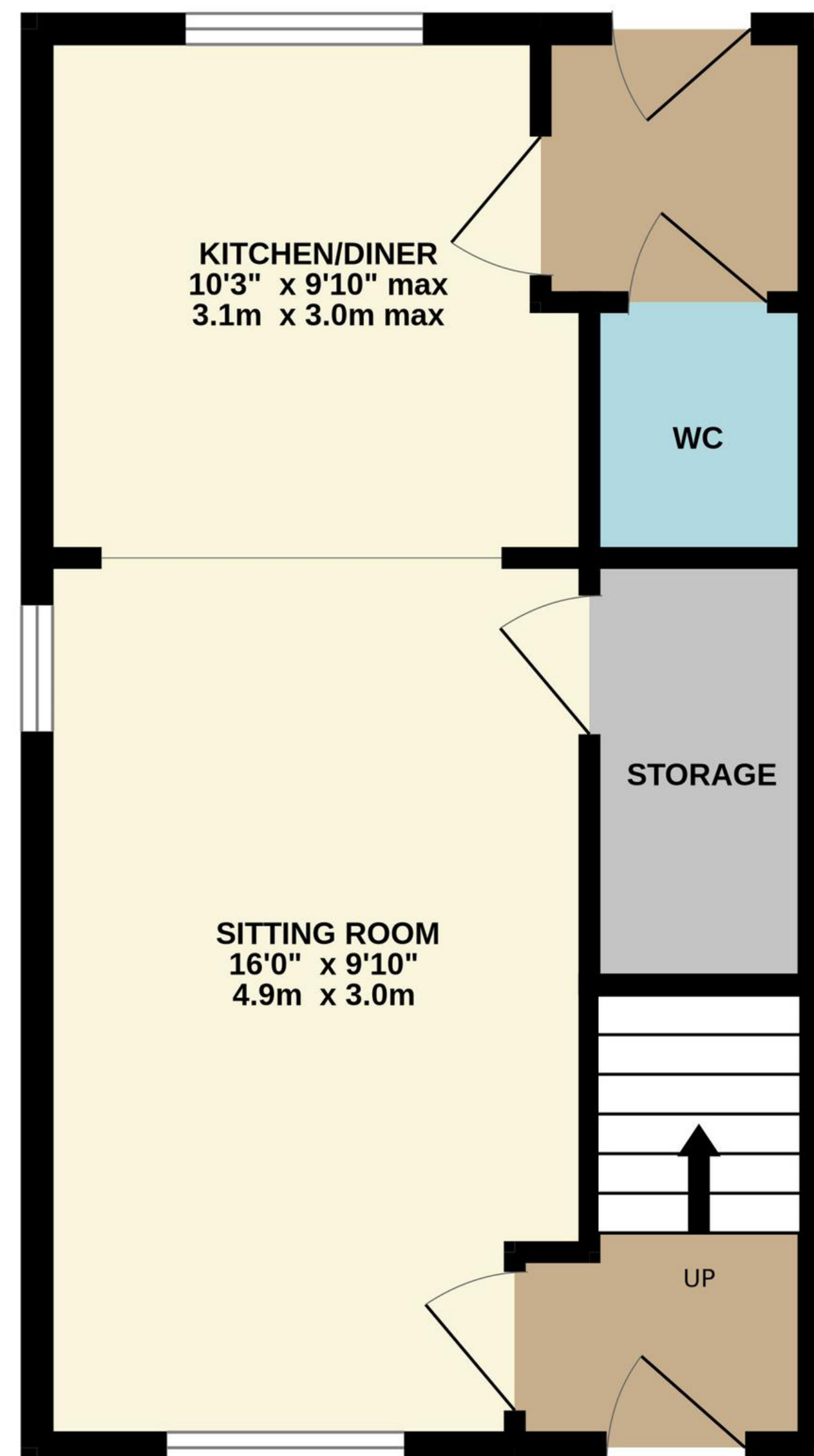
Important Information

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Smiths Property Experts

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TOTAL FLOOR AREA : 714 sq.ft. (66.4 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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