Smiths

your property experts

Evans Road

East Leake

- Lovingly maintained three-storey family home
- Built in 2023 by David Wilson Homes
- Beautifully landscaped south-facing rear gardens
- Flexible layout with immaculate living space
- Three double bedrooms and two bathrooms
- Open-plan kitchen and two reception rooms
- Driveway with off-road parking for two vehicles
- Sold with the remainder of a 10-year NHBC warranty



General Description

Smith Property Experts offer to the market this beautifully presented three-bedroom modern family home with landscaped south-facing rear gardens. Built by David Wilson Homes in 2023, the property benefits from the remainder of a 10-year NHBC warranty and has been lovingly maintained by the current owners. Enjoying a position towards the front of this well-designed and spacious development, with the advantage of a driveway providing off-road parking for two vehicles.

The Location

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 are also several independent shops, 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 accommodation is laid over two floors with a generous floor area measuring approximately 1,174 square feet. The living space is bright and immaculate throughout, benefiting from three double bedrooms, two bathrooms, and a downstairs WC.

The entrance hall leads to a useful playroom or office, depending on a purchaser's requirements, and a lovely open-plan kitchen and living space with French doors and winged windows leading out onto the rear garden. The kitchen, complete with LVT flooring, is fitted in a contemporary shaker style and includes a gas hob, eye-level oven, fridge/freezer, and dishwasher. There is also a pantry cupboard, a downstairs WC and a useful utility cupboard, which are accessed via the entrance hall.

Upstairs, from the first-floor landing, is a double bedroom, a family bathroom, and the sitting room, which could also be utilised as a fourth bedroom. On the second floor, you will find two double bedrooms, one of which has a Jack-and-Jill en-suite shower room (secondary access from the landing).

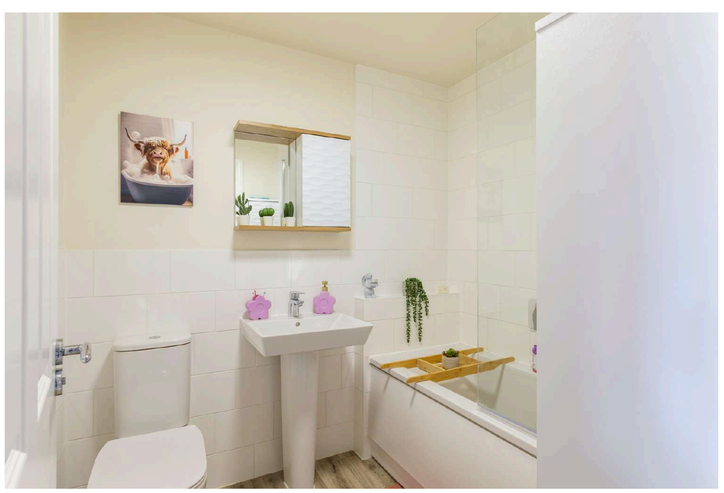
The Outside

The property has a lawned, low-maintenance front garden and a private double-length driveway with an electric car charging point and a gate to the rear garden.

The garden to the rear has been beautifully landscaped and enjoys a sunny, south-facing aspect. Mainly laid to lawn, there is a seating area, lovely borders, and several trees which add interest and privacy. The garden extends to the right-hand side, where you will find a shed and a garden room. There is an outside tap and a plug socket.







Agents Notes

There will be a service charge for properties on The Skylarks development. The commencement date is to be confirmed.

Property Information

EPC Rating: B.
Council Tax Band: D.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage, and water. The property benefits from gas central heating.

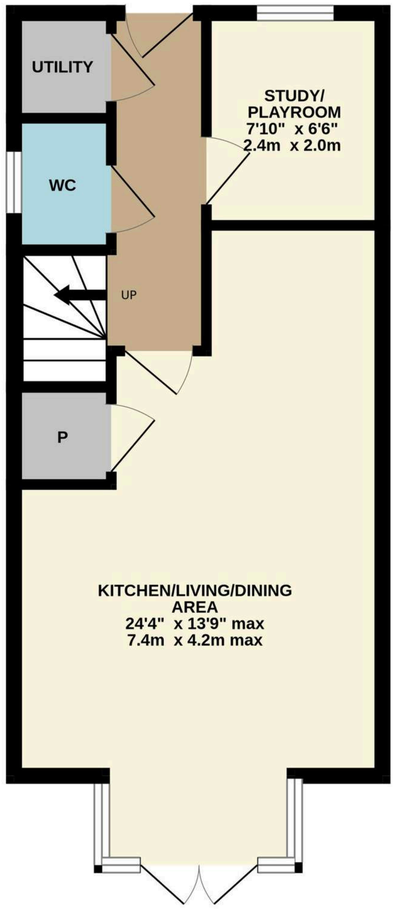
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

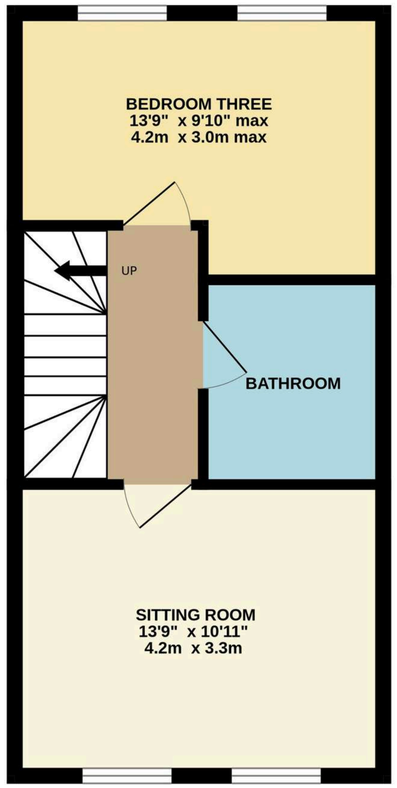
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

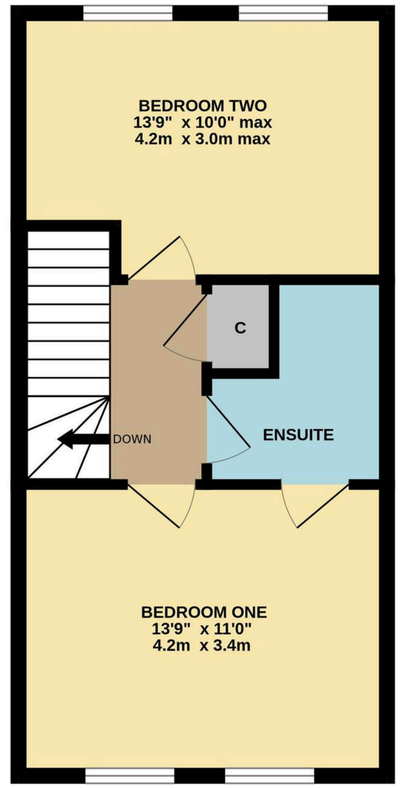
The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

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 : 1174 sq.ft. (109.1 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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