Smiths

your property experts

Damson Road

East Leake

- Available immediately
- Immaculate and modern two-bedroom home
- Fully redecorated and upgraded internally
- Off-road parking for up to four vehicles
- Open-plan kitchen/diner with direct garden access
- Spacious sitting room and a useful WC
- Generous west-facing gardens with a timber shed
- Unfurnished



General Description

Smiths Property Experts offer to the market for immediate occupancy this immaculate and modern two double-bedroom home. Constructed by highly regarded local builders, Davidson Homes, in 2016. The property has been fully redecorated and upgraded internally. Occupying a double-width plot with spacious gardens and off-road parking for up to four good-sized vehicles. This home is offered as a long-term rental in the sought-after Rushcliffe village of East Leake.

The property features a lovely end-of-cul-de-sac setting with a private driveway and west-facing rear gardens with open aspects over countryside to the side. The property provides easy access to both the village centre and the surrounding countryside within a few minutes' walk.









The Property

Boasting approximately 681 square feet of living space internally, the property features immaculate living space set across two floors and with excellent built-in storage in the main bedroom.

There is an entrance hall with stairs rising to the first floor, a sitting room, and to the rear a contemporary open-plan kitchen/diner with glazed doors leading out onto the rear gardens. There is also a downstairs WC and a useful pantry. On the first floor, there are two good-sized double bedrooms, both with in-built wardrobes, and an immaculate family bathroom.

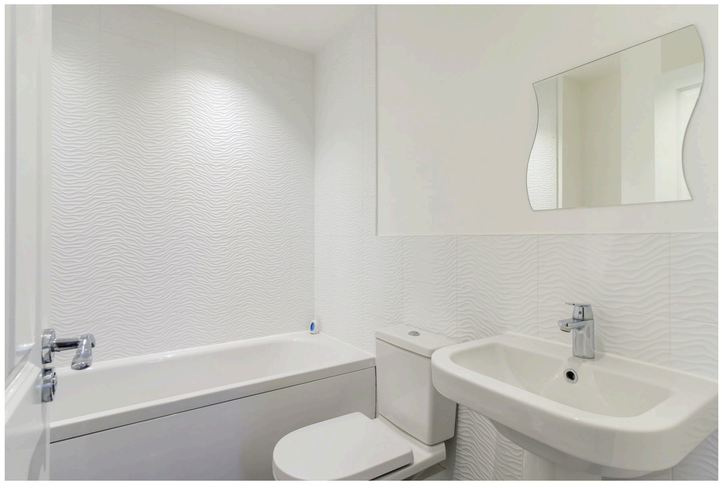
The Outside

The property occupies a peaceful position with low-maintenance front gardens and a private driveway to the front with generous off-road parking for a home of its size.

The rear gardens are full of afternoon sun. Generous and approximately triple the size of a standard garden space for a property of its type, to the immediate rear of the main house is a patio space and artificial lawn. To the right-hand side of the house is a large private lawned garden with a useful timber shed.







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.

Property Information

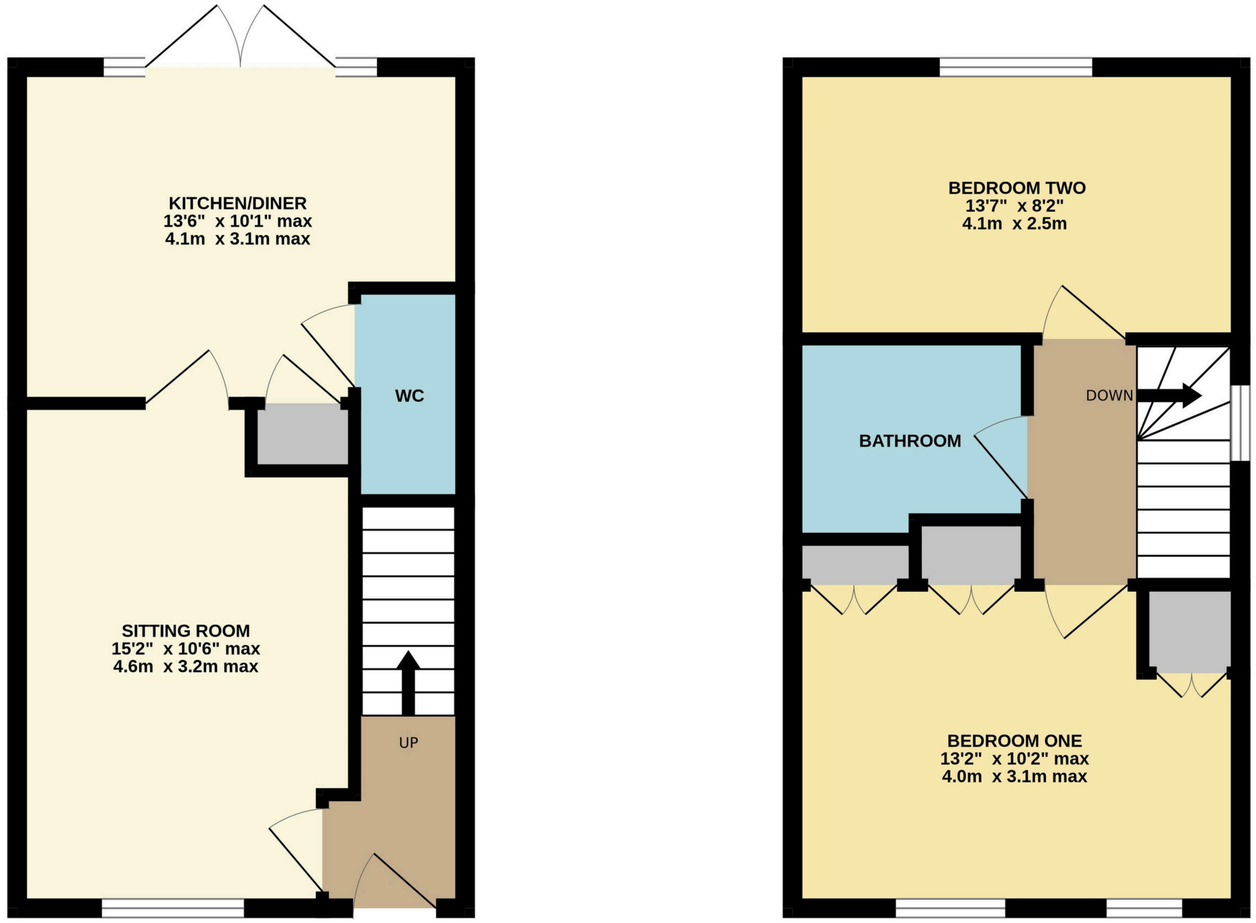
EPC Rating: C.
Tenure: Freehold. Council Tax Band: B.
Local Authority: Rushcliffe Borough Council.

Lettings Information

Long-term let. Unfurnished.
Available immediately.

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 : 681 sq.ft. (63.3 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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