



Smiths
your property experts

Damson Road

East Leake

- No upward chain
- Smart and modern semi-detached home
- Situated in the sought-after village of East Leake
- Spacious sitting room with direct garden access
- Fully fitted kitchen and a useful WC
- Two double bedrooms and a family bathroom
- Private driveway with parking for three vehicles
- Generous gardens, a patio terrace, and a timber shed

General Description

Smiths Property Experts present to the market with no upward chain this smart and modern two-bedroom semi-detached home, constructed by highly regarded local builders Davidson Homes in 2016. The property has been in the seller's ownership since new and is situated in a small development in the sought-after Rushcliffe village of East Leake.

The property features a good-sized private driveway and generous rear gardens. There is also easy access to both the village centre and the surrounding countryside within a few minutes' walk.





The Property

Internally, the property affords approximately 714 square feet of living space laid over two floors, including two double bedrooms and a generous main sitting room with direct garden access to the rear.

There is an entrance hall with stairs rising to the first floor, a useful WC, a fully fitted separate kitchen, and a main sitting room to the rear with views out over the garden. Upstairs from a central landing are two double bedrooms and the main family bathroom.

The Outside

The property occupies a peaceful position with lawned front gardens and a mature border with a path to the front door. There is a spacious private driveway to the right-hand side with off-road parking for up to three vehicles.

The rear gardens are an excellent size, lawned with a patio terrace to the immediate rear of the sitting room and a 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: B.

Council Tax Band: B.

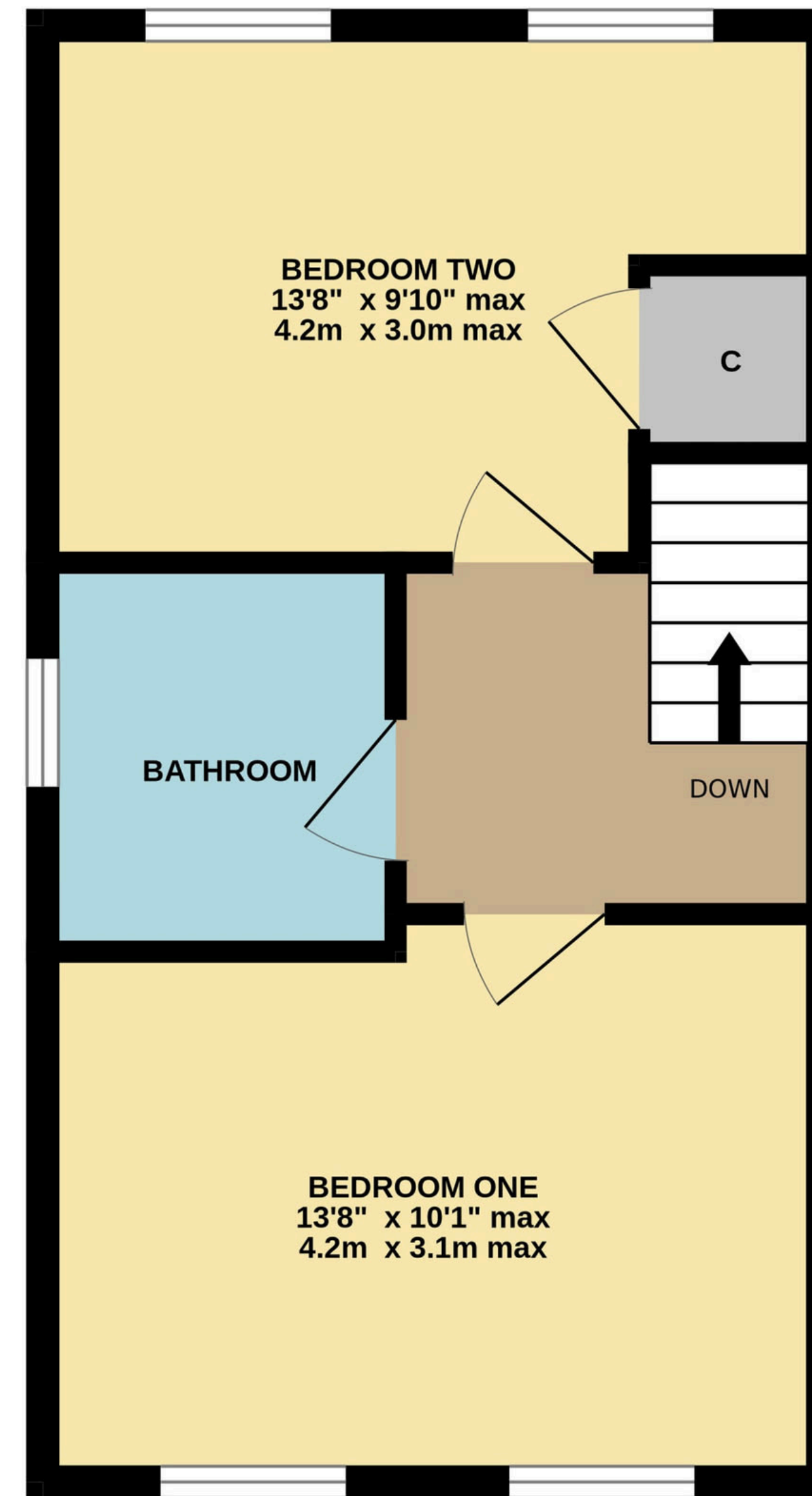
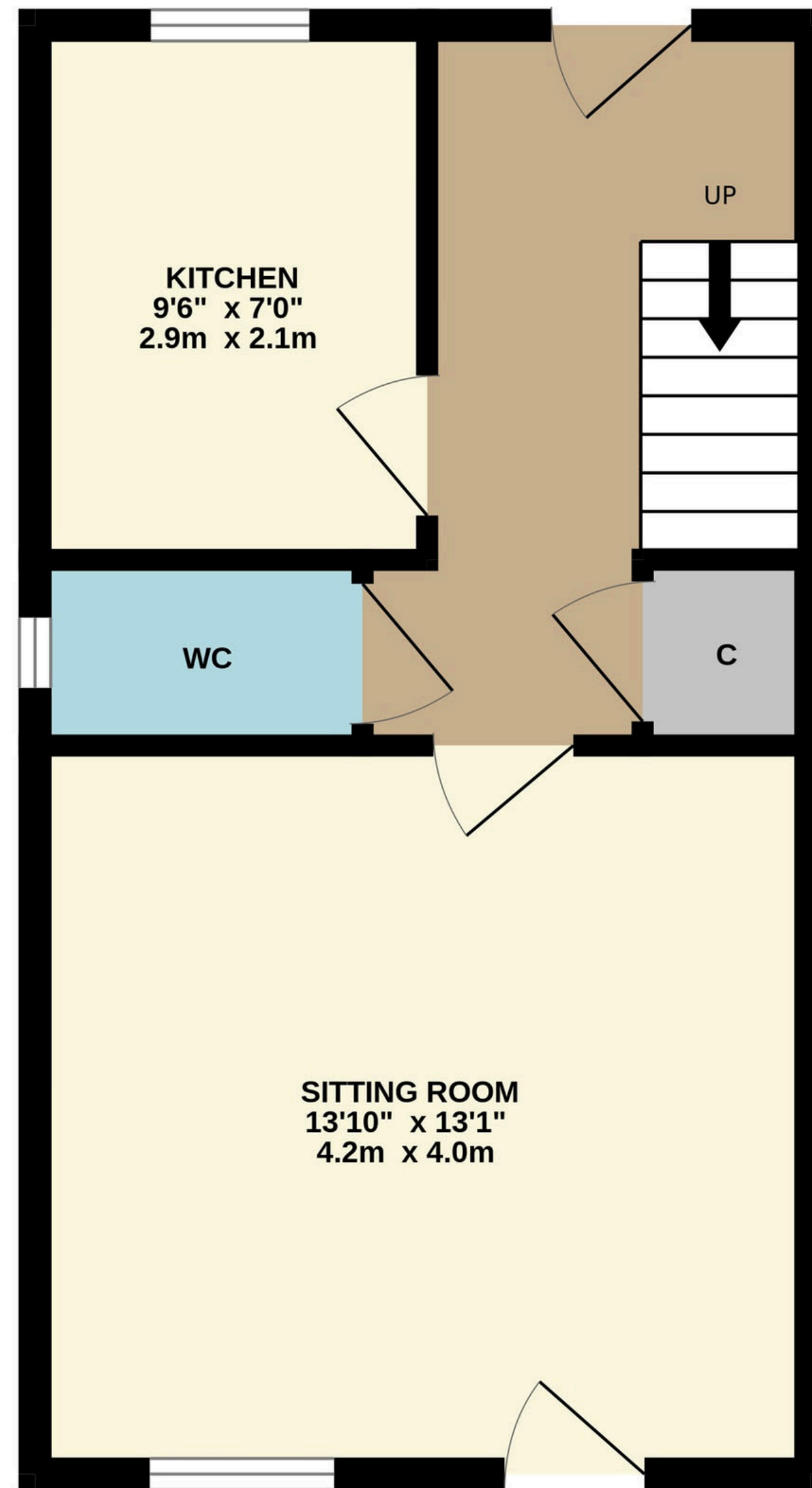
Maintenance charge approx. £320 per annum.

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 : 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.
Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



