



Smiths
your property experts

Bley Avenue

East Leake

- Lovely and modern semi-detached home
- Spacious and well-maintained interiors
- Well-regarded non-estate village location
- Superb open-plan 'living' kitchen
- Three good-sized bedrooms and two bathrooms
- Useful utility room with side access
- Private lawned rear gardens
- Generous double-width driveway



General Description

Smiths Property Experts are favoured with the instruction to market this lovely modern three-bedroom semi-detached home. Built in 2011, the property is situated in a non-estate location on the well-regarded Bley Avenue in the heart of East Leake. The property has been in the same ownership since its construction and has been lovingly maintained.

The property occupies a generous plot with lawned private gardens and a double-width driveway. Internally, the floor area measures approximately 1,050 square feet, with spacious living accommodation laid across two floors.





The Property

The accommodation is modern and presented in excellent condition throughout. A large entrance hall leads in turn to a rarely available utility room, a downstairs WC, a sitting room, and a superb open plan 'living' kitchen with direct garden access to the rear.

To the first floor, a light-filled landing provides access to three good-sized bedrooms that can all fit a double bed. The main bedroom boasts an en-suite shower room and fitted wardrobe storage. There is a family bathroom and a useful airing cupboard.

The Outside

Outside, the property is set back from the street behind a tarmac-laid private driveway with side-by-side parking. There is an extra lawned area to the front and right-hand side of the house, ideal for further garden space, possible extension works, or conversion into additional parking should an eventual purchaser wish.

To the rear, a secure and manicured lawned garden has two separate patio terraces at the top and bottom of the garden, and a substantial timber shed.





The Location

This property is situated within walking distance of the village centre. The village has a strong sense of community and excellent local schools. There are numerous amenities available, including a bakery, greengrocers, and a florist, as well as 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 approximately 6 miles away.

Property Information

EPC Rating: C.

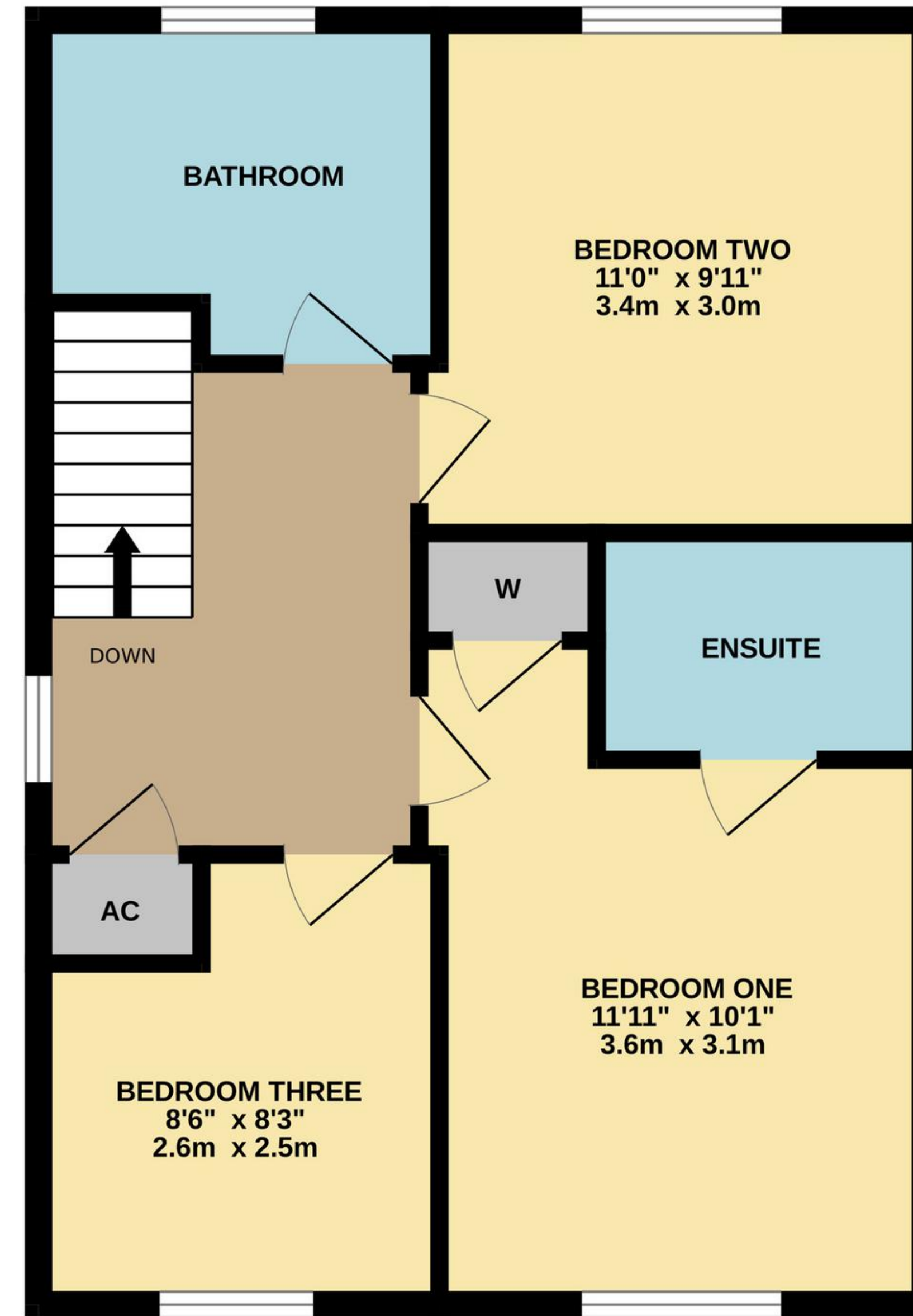
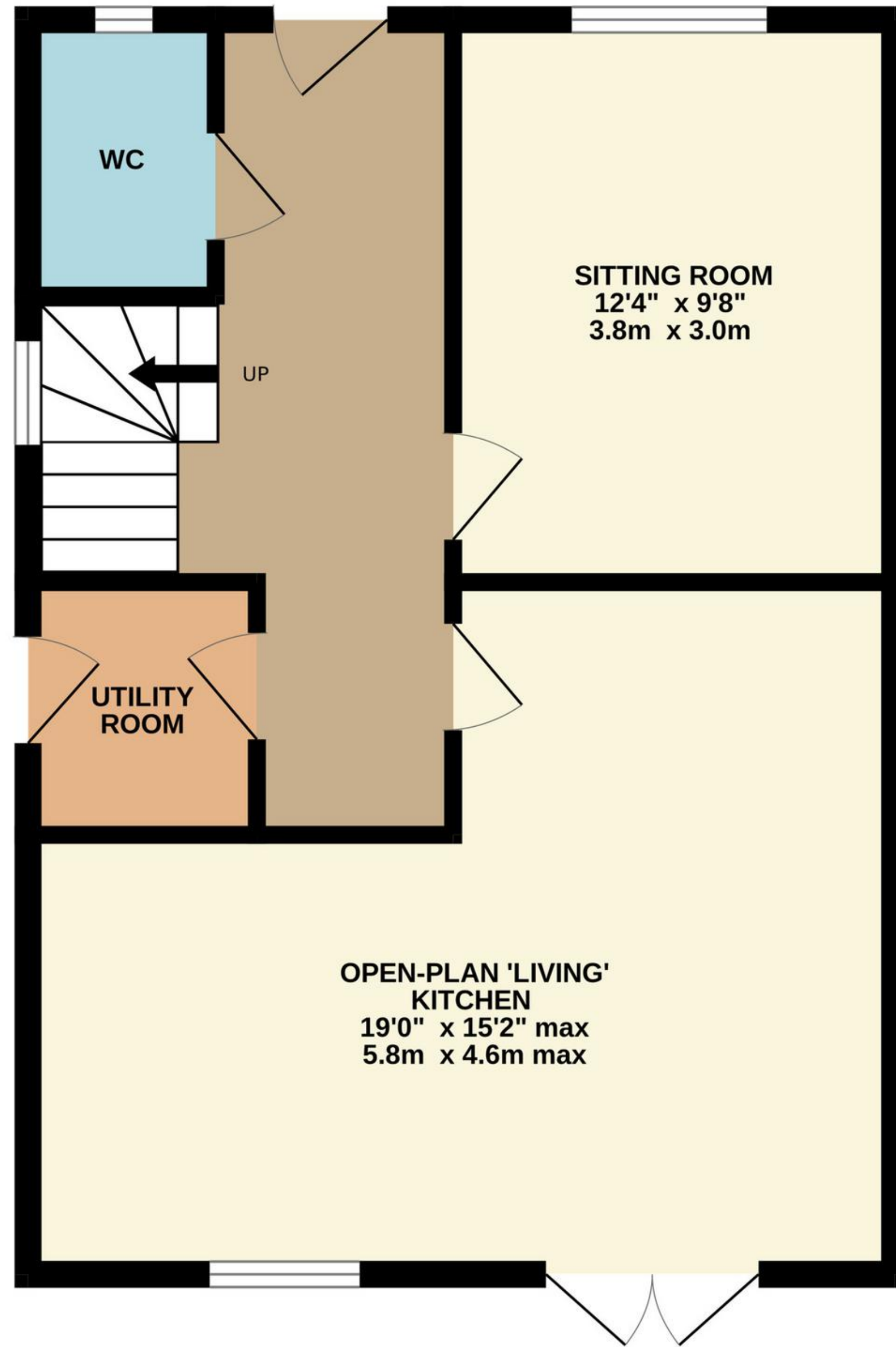
Tenure: Freehold. Council Tax Band: C.

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 : 1043 sq.ft. (96.9 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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