



Smiths
your property experts

Leveret Way

East Leake

- Beautifully presented end-townhouse built in 2021
- Sold with the remainder of the NHBC warranty
- Immaculate and tastefully presented interiors
- Three double bedrooms and two bathrooms
- Lovely, upgraded kitchen/breakfast room
- Nestled on the edge of this development
- Off-road parking for two vehicles plus visitor parking
- Lawned rear garden with a seating terrace and a shed

General Description

Smiths Property Experts are delighted to introduce to the market this immaculate and beautifully presented three-bedroom end-townhouse property built in 2021. The property is being sold with the remainder of its NHBC warranty and benefits from an upgraded kitchen/breakfast room, off-road parking for two vehicles, and an open aspect to the front.

The property is situated at the end of a no-through road on a private shared driveway with generous visitor parking. The village centre is within walking distance, offering a sought-after array of amenities, including public houses, independent shops, and eateries. Additionally, the property is close to a new academy primary school.





The Property

The property has a generous floor area measuring approximately 908 square feet. The living space is immaculate, light, and tastefully presented throughout. The accommodation comprises a hall, a spacious sitting room, and a beautiful kitchen/breakfast room with French doors leading to the rear garden and integrated appliances, including an oven, induction hob, and slimline dishwasher. The kitchen has been upgraded to include a lovely breakfast bar area with additional storage.

There is an internal hall with a downstairs WC leading to the first floor, where you will find two double bedrooms and a family bathroom. The main bedroom is located on the second floor, with an en suite shower room. There is a useful cupboard at the top of the landing.

The Outside

To the front of the property, there is off-road parking for two vehicles and generous visitor parking. There is a pathway to the left-hand side of the property with gated access to the rear gardens. The rear gardens are landscaped with a seating terrace, central lawned area, mature borders, and a gravel area with a shed.





The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, homeware shop, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: C.

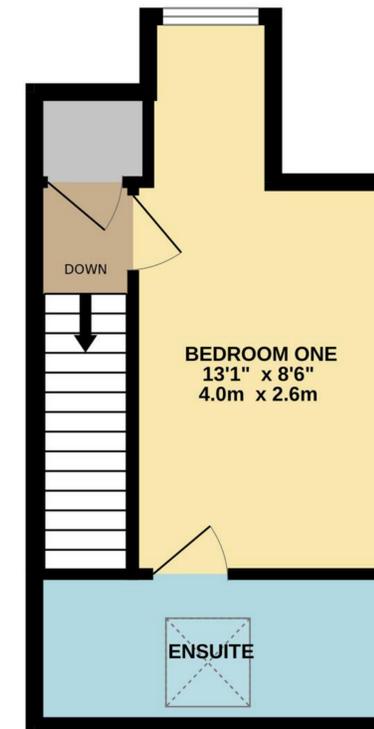
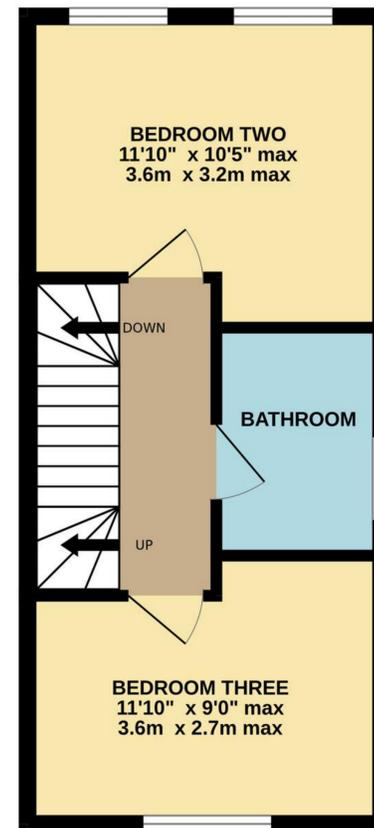
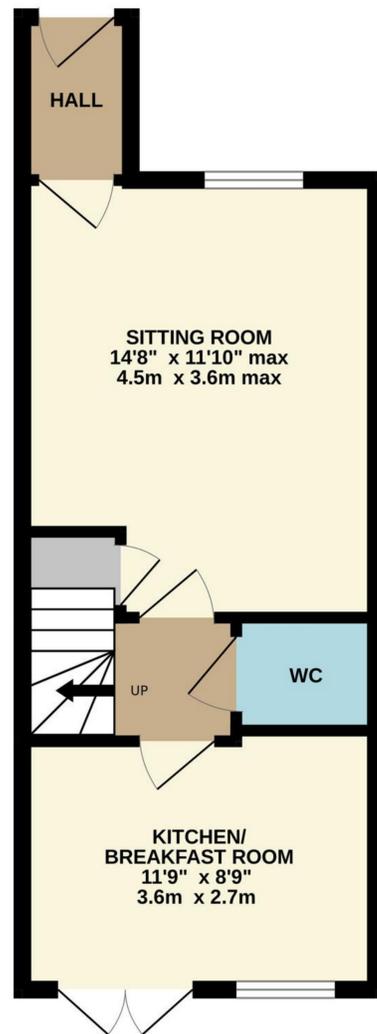
Maintenance charge approx. £260 per annum.

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 : 908 sq.ft. (84.3 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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