



Smiths
your property experts

Angrave Road

East Leake

- Beautifully presented detached family home
- Upgraded and modernised in recent years
- Open-plan kitchen, living, and dining area
- Three bedrooms and a four-piece bathroom
- Lovely south-facing rear gardens
- Superb outhouse/games room with power
- Generous private driveway and a garage
- Mature residential location in this popular village

General Description

Smiths Property Experts are delighted to introduce to the market this beautifully presented three-bedroom detached family home with south-facing rear gardens, a generous private driveway, and a garage.

The property has a well-designed floor area measuring approximately 1,008 square feet (excluding garaging and outbuildings). The living space is light and modern, having been beautifully upgraded in recent years and, even more recently, remodelled downstairs by the current owner. Ideally situated on Angrave Road, a mature residential location in this popular village, within walking distance of primary and secondary schooling.





The Property

The accommodation comprises a spacious hallway, a sitting room, and an open-plan kitchen, dining, and living area with a lovely outlook over the rear garden. The kitchen is fitted in a shaker style, with an island unit and integrated appliances, including an electric hob, an eye-level oven, a fridge-freezer, and a dishwasher. There is an external door on the left-hand side of the property providing convenient covered access to the garage.

Upstairs, you will find three bedrooms, including two good-sized double bedrooms, and a modern four-piece family bathroom with a walk-in shower and bath. The property is tastefully decorated throughout, and benefits from new flooring throughout the ground floor. Of note, the loft is partially bordered.

The Outside

The property is set back from this no-through road behind a generous driveway. There is a garage with an up-and-over door, lighting and power, an electric car charger, and a side gate providing access to the rear garden.

The south-facing rear gardens are generous and mainly laid to lawn with a patio seating terrace and a gravelled area leading to a superb outhouse/games room with power. There is also an outside tap.





The Location

The property is conveniently situated within walking distance of primary and secondary schooling. 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: D.

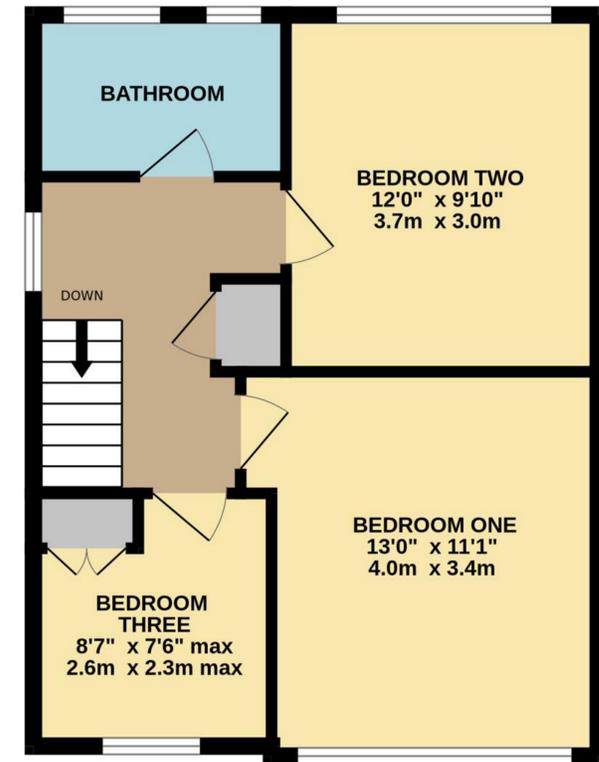
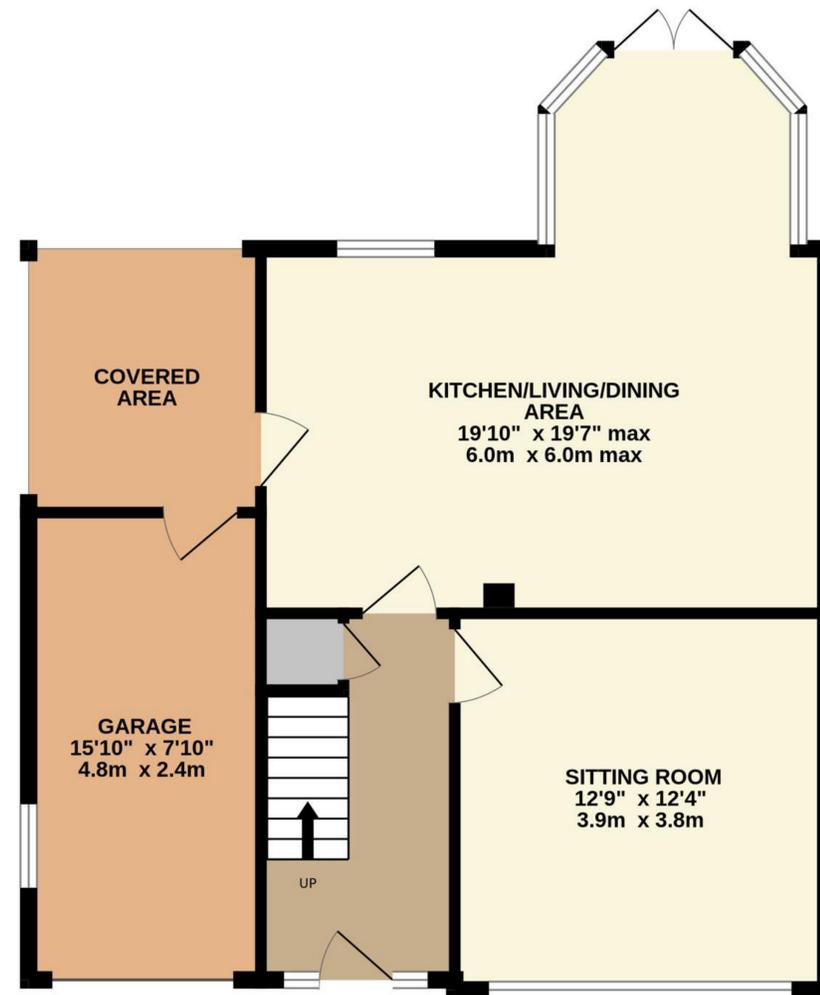
Tenure: Freehold. Council Tax Band: D.

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 : 1355 sq.ft. (125.9 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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