Smiths

your property experts

De Ferrers Close

East Leake

- Spacious home set in a peaceful cul-de-sac
- Backs onto Meadow Park in the heart of East Leake
- Considerable potential to remodel and add value
- Fitted kitchen and a large sitting room
- Light-filled conservatory and a useful lobby
- Three good-sized bedrooms and a bathroom
- Garage with an up-and-over door and off-road parking
- Secure rear gardens with views across the park



General Description

Smiths Property Experts offer to the market this spacious three-bedroom terraced home situated a stone's throw from the village's shops and amenities, and backing onto Meadow Park in the heart of East Leake. The property features parking and a garage, secure gardens, and an excellent location with views across the park to the rear. There is considerable potential to remodel and add value, and the property would make an excellent first-time purchase or similar.









The Property

UPVC double-glazed throughout, the property has living space laid out across two floors. The property would benefit from internal refurbishment, and the accommodation comprises, in brief, an entrance hall, a fitted kitchen, a large sitting room, a conservatory, and a useful rear lobby. Upstairs are three bedrooms (two large doubles) and the family bathroom, all accessed from a central landing. The third bedroom is currently linked via internal doors to the main bedroom. This could be altered easily as part of any refurbishment should the eventual purchaser require.

The Outside

Set back from this peaceful cul-de-sac location, the house boasts a good-sized front garden that would make an excellent driveway with a ‘drop kerb’. To the rear are secure gardens.

To the left-hand side of the house is a garage block. The property has the benefit of one of the garages with an up-and-over door and off-road parking.







The Location

The village is home to a thriving community and boasts excellent local schools. There are numerous amenities available, including a bakery and a 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: D. Tenure: Freehold. Council Tax Band: C.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage and water. The property does not have a central heating system and is heated by electric storage heaters.

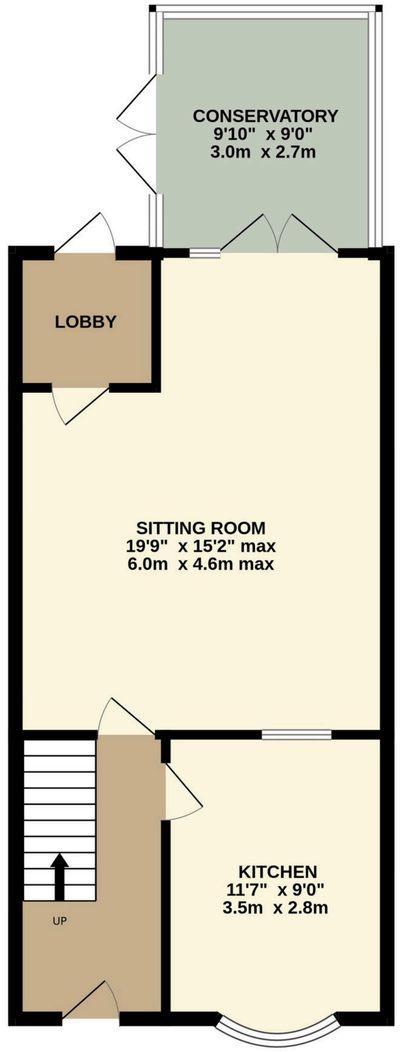
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

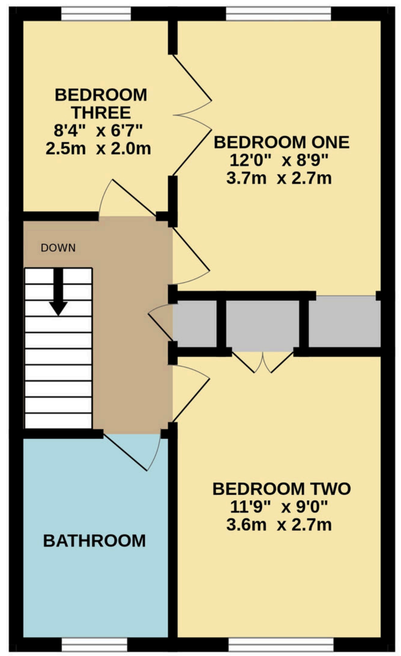
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

The property is being sold by the executors of the estate, neither of whom has lived at the property. Consequently, their knowledge of the property's history, condition and any alterations or works undertaken is limited. Prospective purchasers are advised to satisfy themselves through their own inspections, surveys and legal enquiries.

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 : 951 sq.ft. (88.3 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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