Smiths

your property experts

Evans Road

East Leake

- Immaculately presented and upgraded detached home
- Substantially upgraded by the sellers throughout
- Beautiful kitchen/diner with direct garden access
- Generous sitting room and a separate dining room
- Five large double bedrooms and three bathrooms
- Private double-width driveway and a detached garage
- Secure newly landscaped gardens and a lovely patio terrace
- Situated in the highly regarded village of East Leake



General Description

Smiths Property Experts are favoured with instructions to market this smart and substantial detached five-bedroom family home, constructed in 2021 by the highly regarded David Wilson Homes, to the impressive and popular ‘Litchfield’ design. This immaculate family home has been substantially upgraded by the sellers, who have owned it since new, and offers five large double bedrooms, three bathrooms, and four reception rooms. There is a private double-width driveway, detached double garage and newly landscaped private rear gardens.

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.









The Property

Internally, this generous detached family home boasts approximately 2,575 square feet of living space laid across three floors. The property boasts the remaining 5+ years of NHBC warranty and includes a host of upgrades, including landscaped rear gardens, tiled bathrooms, extra LED lighting schemes throughout, brushed aluminium switch packs, bespoke wardrobes in a number of the bedrooms, and flooring upgrades.

A large central hall with WC and an under-stairs cupboard leads to a formal sitting room, a snug/study, and the beautiful kitchen/diner with direct garden access to the rear. There is also a generous separate dining room and utility room on the ground floor. Upstairs, across the first and second floors, are no less than five large double bedrooms, all immaculately finished and with plentiful built-in storage. The family bathroom includes a four-piece suite, and there is a ‘Jack and Jill’ arrangement with a further bathroom on the second floor. Of particular note is the principal bedroom suite, with views over green space to the front, a separate dressing room and private four-piece bathroom facilities.

The Outside

Set at the end of a private shared driveway, there is no through traffic to the front, and beyond view across green space. The secure rear gardens are newly landscaped with central lawns, an Indian Sandstone patio terrace to the immediate rear of the main house, and well-stocked borders. There is also a new timber shed to the left-hand rear corner, and a further seating terrace to the rear right corner.

To the right-hand side of the main house is a private double-width driveway with parking for up to six vehicles, and there is a detached double garage behind with power, lighting and up-and-over doors to the front.







Agents Note

There will be a service charge for properties on The Skylarks development. The commencement date is to be confirmed.

Property Information

EPC Rating: B.
Council Tax Band: G.
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 benefits from gas central heating.

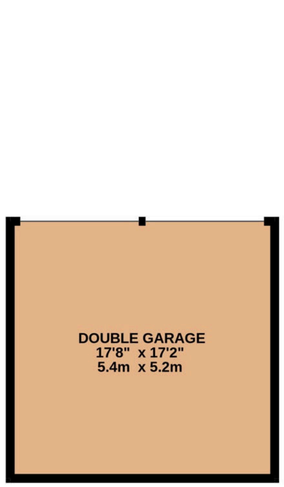
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

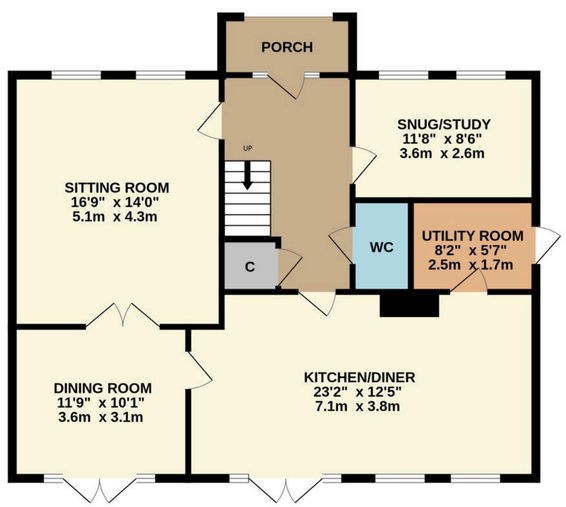
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

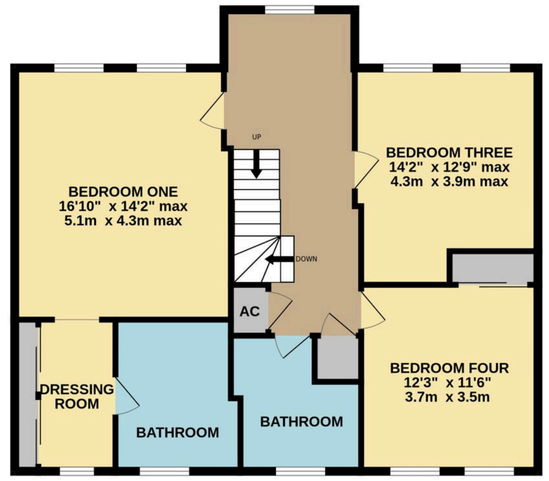
The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

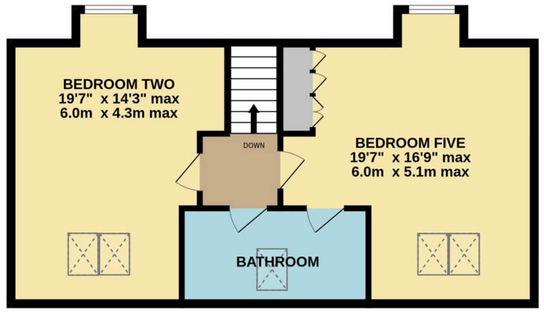
Important Information

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 : 2874 sq.ft. (267.0 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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