



Smiths
your property experts

Bronte Grove

East Leake

- No upward chain
- Immaculate end-terrace modern property
- Built by David Wilson Homes in 2021
- Ideal first-time purchase or lock-up and leave
- Two double bedrooms and a bathroom
- Fully fitted and integrated contemporary kitchen
- Private driveway and lawned front gardens
- Generous west-facing rear gardens

General Description

Smiths Property Experts are delighted to introduce to the market with no upward chain this immaculate two-bedroom end-terrace property built in 2021 by David Wilson Homes. The property is being sold with the remainder of its NHBC warranty and benefits from a fully fitted and integrated kitchen, a private driveway, and a generous west-facing rear garden.

The property is situated on 'The Skylarks' development in the sought-after village of East Leake. 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.



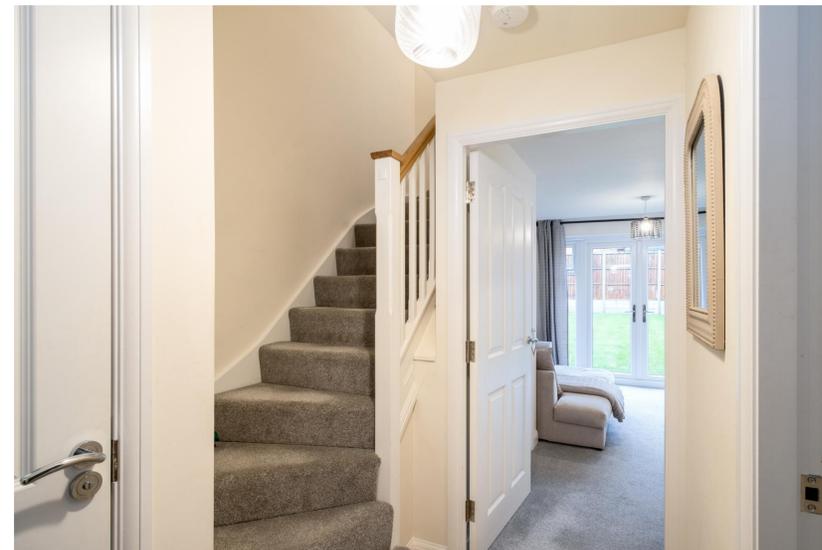


The Property

The property has a well-designed floor area measuring approximately 604 square feet with immaculate, light, and contemporary living space. The accommodation comprises a hall, a living/dining room with an understairs storage cupboard and French doors leading to the rear garden, and a fully fitted kitchen with integrated appliances including a gas hob, oven, fridge/freezer, slimline dishwasher, and washing machine. There is also a downstairs WC. Upstairs, you will find two double bedrooms and a family bathroom. One of the bedrooms has a built-in storage cupboard.

The Outside

To the front of the property, there is a lawned garden and a driveway on the left-hand side providing off-road parking for two vehicles and gated access to the rear. The rear garden is generous in size, mainly laid to lawn, and benefits from a west-facing aspect.





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: B.

Local Authority: Rushcliffe Borough Council.

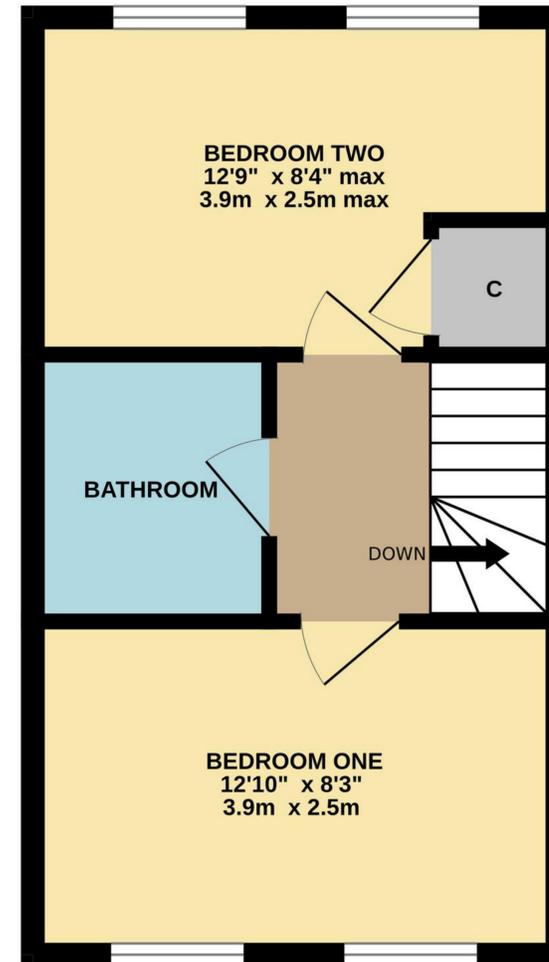
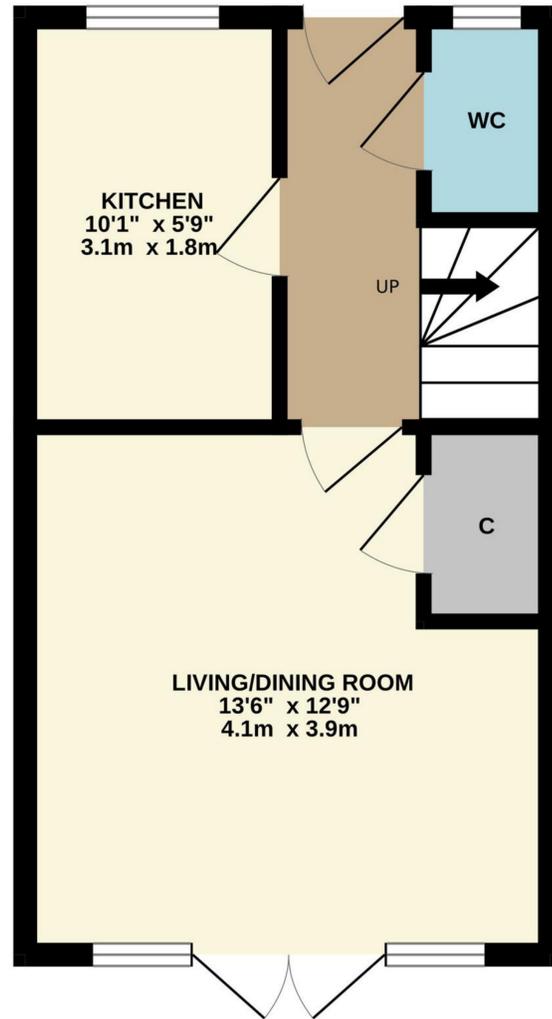
Agents Notes

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

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 : 604 sq.ft. (56.1 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.
Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



