



Smiths
your property experts

Badger Close

East Leake

- Beautifully presented semi-detached home
- Finished to an immaculate standard throughout
- Light-filled kitchen/diner with direct garden access
- Spacious sitting room with useful downstairs storage
- Three good-sized bedrooms and a family bathroom
- Set behind a spacious double-width driveway
- Generous landscaped rear gardens and a large patio
- Within walking distance of the village centre

General Description

Smiths Property Experts are delighted to offer to the market this beautifully presented semi-detached property, owned from new in 2020 by the current seller. The property is being sold with the remainder of its 10-year NHBC warranty and enjoys a lovely position in this well-placed development on the edge of the highly regarded Rushcliffe village of East Leake.

The property is situated within walking distance of the village centre and its generous array of amenities, including public houses, independent shops, and eateries. The property is also situated close to a new academy primary school.





The Property

The property is finished to an excellent and immaculate standard throughout, with a floor area measuring approximately 739 square feet and a well-thought-out internal layout.

The entrance hall leads to the sitting room and has stairs rising to the first-floor landing. The sitting room, in turn, leads to the kitchen/diner with French doors leading out onto the generous rear garden. There is an integrated fridge/freezer and a dishwasher. Additionally, there is a downstairs WC and a smart feature wall panelling throughout the living space.

Upstairs, you will find three good-sized bedrooms and a family bathroom. The principal bedroom has an en-suite shower room.

The Outside

Set back from the road and behind a double-width driveway offering parking for two vehicles side by side, there is a path to the right-hand side leading to the side gate.

To the rear are lovely landscaped lawned gardens. The plot is larger than usual and benefits from all afternoon sun. A spacious patio terrace has raised borders to the immediate rear of the main house, and there are central lawns with a further pergola-covered seating area to the top of the garden and provision for storage with a good quality timber.





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, greengrocer, 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.

Service Charge: approx. £309.36 per annum.

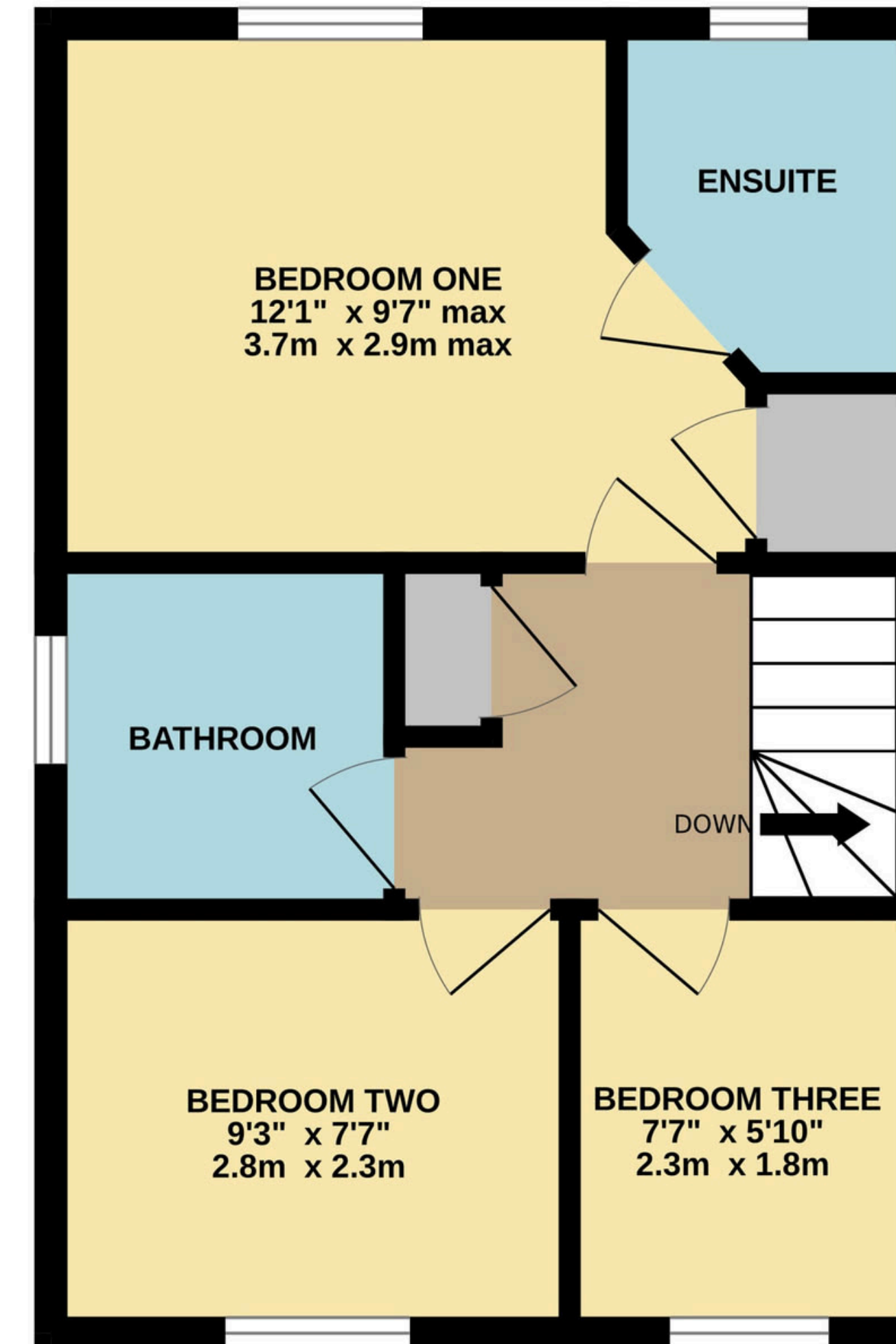
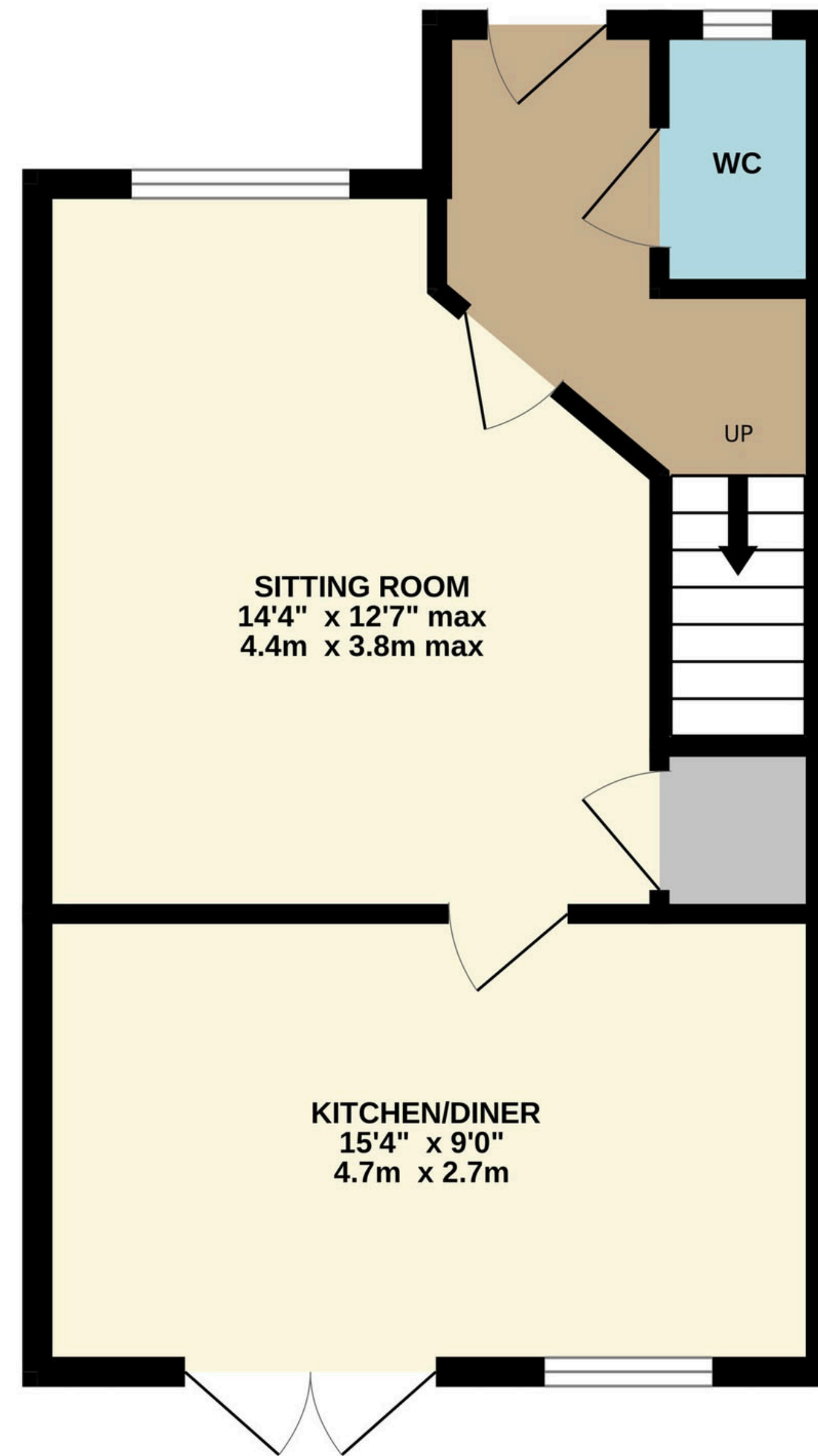
Tenure: Freehold. Council Tax Band: C.

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 : 739 sq.ft. (68.7 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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