



Smiths
your property experts

Hawley Close

East Leake

- No upward chain
- Bright and spacious two-bedroom detached bungalow
- Cul-de-sac location in the heart of this sought- after village
- Immaculate living space having been redecorated and recarpeted
- Two double bedrooms, one with fitted wardrobes, and a wet room
- Light-filled dual-aspect kitchen/diner and a separate sitting room
- Private block paved driveway and lawned front gardens
- Lovely private rear gardens with a west-facing aspect

General Description

Smiths Property Experts are favoured with instruction to market this immaculate two-bedroom detached bungalow. Situated a stone's throw from shops and amenities on Hawley Close in the heart of East Leake.

The property is sold with no upward chain and benefits from a bright, well-presented, and spacious living space, which has been recently redecorated and recarpeted. There is a block paved driveway and lawned front and rear gardens.





The Property

The property has a well-laid-out floor area with an immaculate and inviting living space. Comprising an entrance hall with a useful storage cupboard, a light-filled dual-aspect kitchen/diner with an opening to the spacious sitting room featuring a sliding patio door leading to the rear garden and a gas fire. There are two double bedrooms, one with fitted wardrobes, and a wet room. The property benefits from new carpets throughout and redecoration.

The Outside

The property is situated in a peaceful cul-de-sac setting in the heart of East Leake. Set back from the road behind lawned front gardens, there is a block-paved driveway to the left-hand side.

The rear gardens enjoy a west-facing aspect and are mainly laid to lawn with a seating terrace directly to the rear of the property. There is also a useful outside tap and a shed.





The Location

The property is situated in a mature residential area set behind Main Street in the heart of this sought-after village. Amenities within walking distance include a doctor's surgery, dental practice, chemist, and a library. There is a grocery shop, a bakery, and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is just 6 miles away.

Property Information

EPC Rating: D.

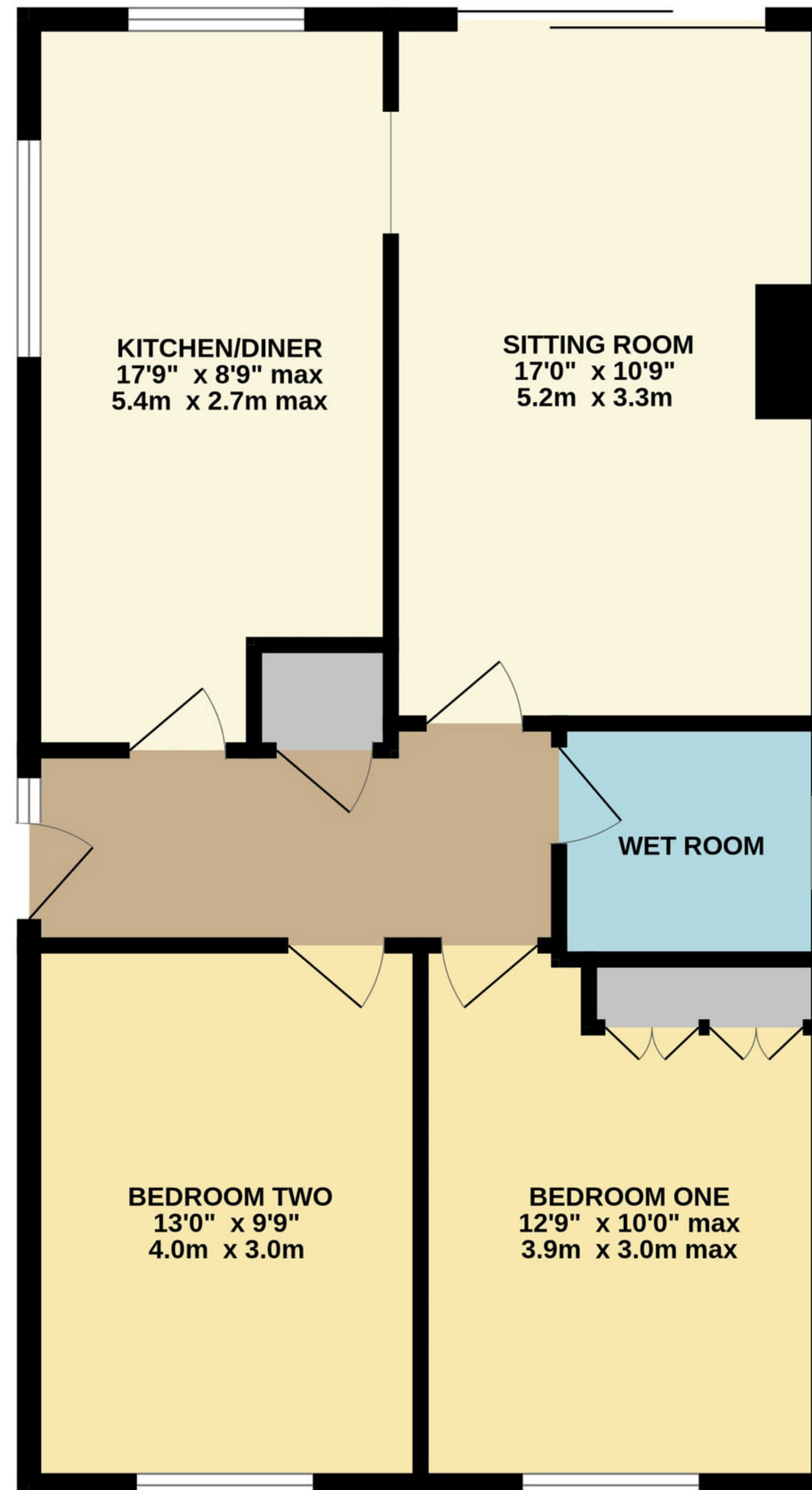
Tenure: Freehold. Council Tax Band: C.

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 : 682 sq.ft. (63.3 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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