Smiths

your property experts

Elm Avenue

East Leake

- No upward chain
- Considerably upgraded semi-detached home
- Constructed in the late 1940s in BISF construction
- Set on a generous plot with a gated driveway
- Fully fitted kitchen and a useful utility/store
- Bright sitting room and a separate dining room
- Three good-sized bedrooms (two doubles) and a bathroom
- Secure rear gardens and a detached garage/store



General Description

Smiths Property Experts offer to the market, with no upward chain, this considerably upgraded three-bedroom semi-detached home. The property occupies a generous plot with a gated driveway, a detached garage/store and private front and rear gardens.

Constructed in the late 1940s in a permanent BISF construction, the property has undergone upgrades, including full external insulation, upgraded electrics and boiler service, and a brand-new roof covering. This property would be an excellent first-time purchase or investment, offering exceptional value for money in a highly regarded village location.









The Property

The property is presented in clean and bright condition for its price point and type. The floor area measures a generous 929 square feet (approximately), having been redecorated, with new carpets installed throughout. There is also gas central heating and uPVC double glazing throughout. The accommodation comprises an entrance hall with an under-stairs store, a fully fitted kitchen, a utility/store, a dining room, and a bright sitting room. Upstairs are three good-sized bedrooms, including two large doubles, and a family bathroom.

The Outside

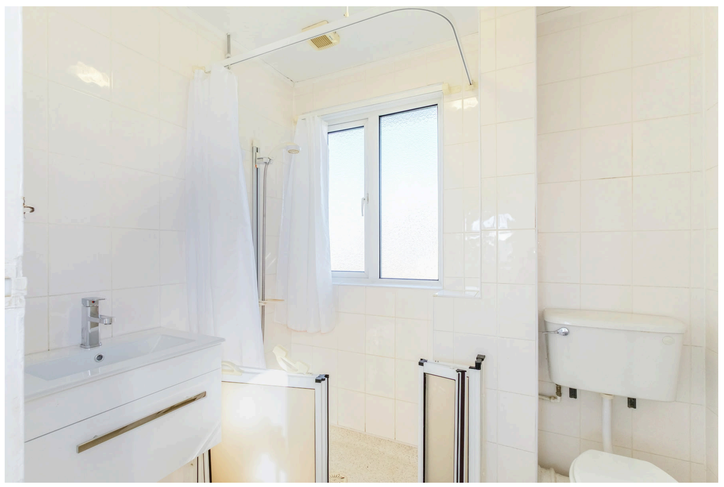
Set back from a quiet road behind a high-level hedgerow and front gardens with a gated driveway to the right-hand side. The property has a good-sized plot that extends to the right-hand side and to the rear of the main house. There are secure rear gardens and a detached garage/store.

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: D.
Tenure: Freehold. Council Tax Band: A.
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 was constructed in the late 1940s in a permanent BISF construction.

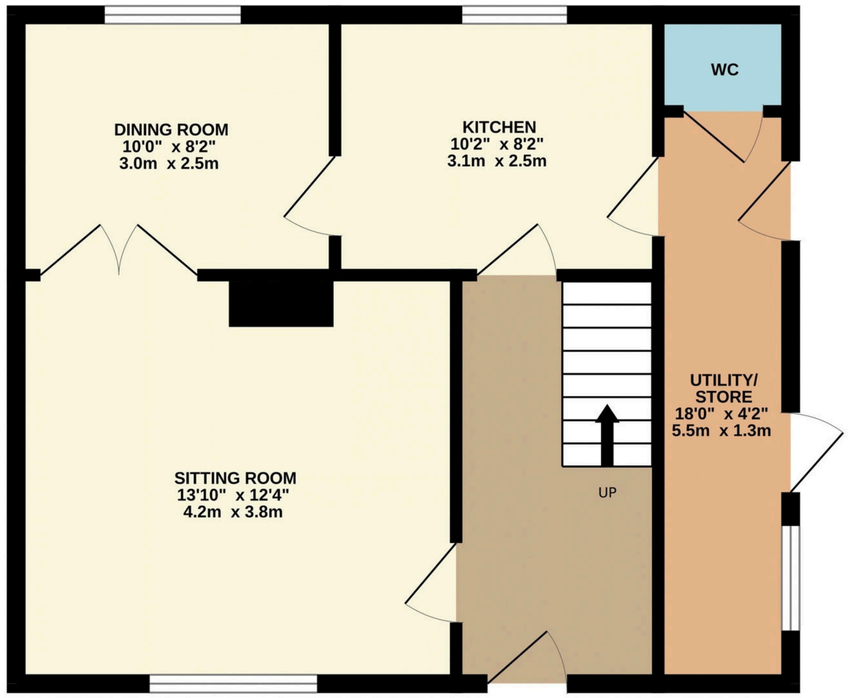
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

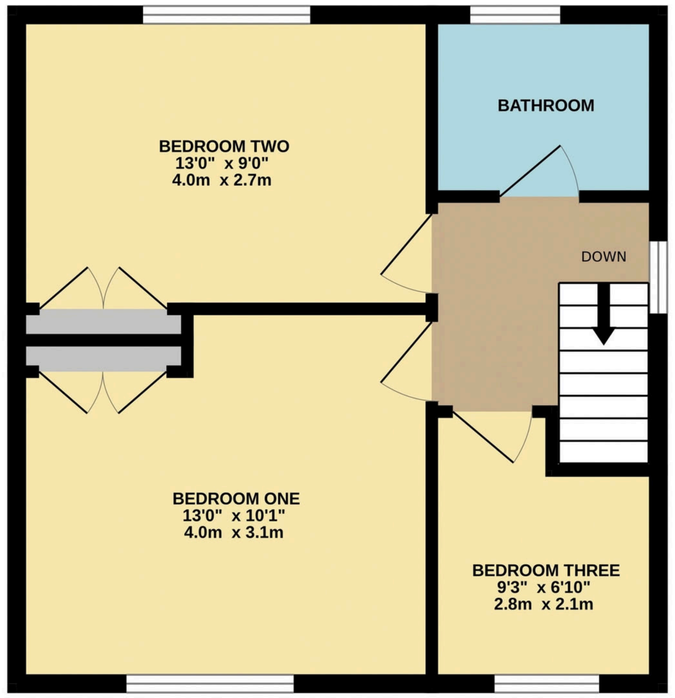
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

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 : 929 sq.ft. (86.3 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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