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Shelley Road
East Leake

- Beautifully presented detached family home
- Sought-after East Leake location
- Open outlook across green space and fields
- Spacious dual aspect sitting room
- Superb open-plan kitchen/diner
- Main bedroom with en suite shower room
- Secure private rear garden
- Private driveway with ample parking
- EPC Rating B / Council Tax Band D / Freehold

Beautifully presented throughout and ready to move straight into, this attractive detached home occupies an excellent position on a private driveway within the highly regarded Skylarks development. Built in 2024, the property benefits from a substantial period remaining on its build warranty. A particularly appealing feature is the open outlook to the front, extending across green space, fields and mature trees rather than directly facing neighbouring properties.

The accommodation has been thoughtfully designed to provide bright, comfortable living spaces that work equally well for everyday family life and entertaining. The excellent open-plan kitchen/diner provides a sociable heart to the home, while the spacious dual aspect sitting room offers a generous additional reception space.

Outside, the private landscaped rear garden provides an attractive setting for relaxing, outdoor dining and entertaining, while the private driveway provides ample off-road parking. East Leake remains a highly desirable village, offering excellent amenities, well-regarded schools and superb commuter links.

Accommodation:

The property is entered via a welcoming entrance hall with useful understairs storage and a convenient ground floor WC. The spacious dual aspect sitting room is filled with natural light, while the impressive open-plan kitchen/diner is fitted with a comprehensive range of modern units, integrated appliances and ample worktop space. French doors lead directly onto the rear garden, creating a sociable space that works particularly well for entertaining, family gatherings and everyday living.

To the first floor are three well-proportioned bedrooms. The main bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Gardens and land:

The enclosed and landscaped rear garden provides a private outdoor space to enjoy throughout the year, with areas for seating, outdoor dining and relaxation, together with space for children to play. To the front, the property benefits from a private driveway providing ample off-road parking.

A further advantage is the property's open outlook, with green space, fields and mature trees creating a pleasant sense of space and privacy rather than a direct outlook onto neighbouring properties.

Location:

East Leake is a thriving village offering an excellent range of everyday amenities, including independent shops, supermarkets, cafés, pubs, restaurants and healthcare facilities, together with well-regarded local schooling. Surrounded by attractive countryside, the village also provides easy access to a variety of scenic walks and outdoor pursuits.

The property occupies an excellent position within the development, with its private driveway and open outlook across green space, fields and mature trees adding to its appeal. Excellent transport links make East Leake an ideal base for commuters, with convenient access to the A6006, A46, A52 and M1, connecting to Nottingham, Loughborough, Leicester and Derby. Loughborough railway station offers direct services to London St Pancras, while East Midlands Airport is also within easy reach.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

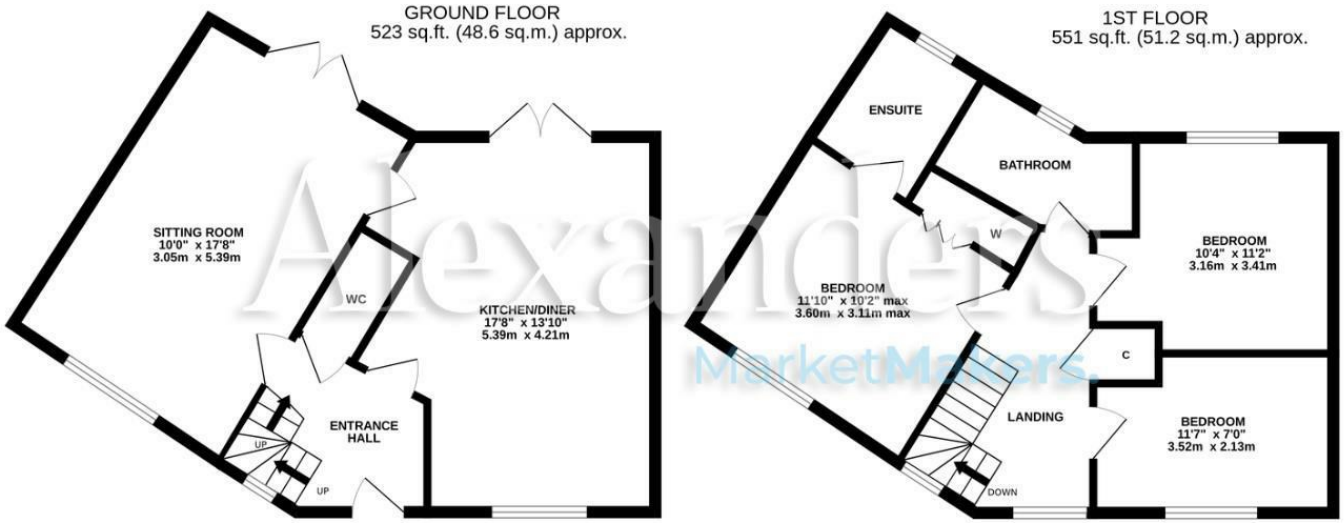
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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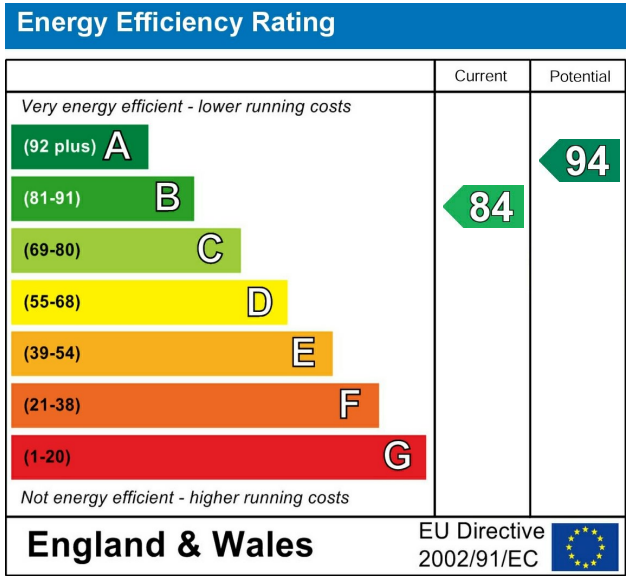

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