Smiths

your property experts

Pankhurst Close

East Leake

- Beautifully presented semi-detached property
- Built by David Wilson Homes in 2022
- Immaculate and light-filled accommodation
- Three bedrooms and two bathrooms
- Fully fitted contemporary kitchen/diner
- Generous South-facing rear gardens
- Private driveway with off-road parking for two vehicles
- Sold with the remainder of a 10-year NHBC warranty



General Description

Smiths Property Experts offer to the market this spacious and beautifully presented three-bedroom semi-detached property built by David Wilson Homes in 2022. The property benefits from the remainder of a 10-year NHBC warranty and has been immaculately maintained by the current owners. Enjoying a lovely position towards the front of this well-designed development, with the advantage of a private driveway and South-facing rear gardens.

The property is located in the sought-after village of East Leake, which offers many amenities, including public houses, independent shops, and eateries. The property is also situated close to a new academy primary school.









The Property

The floor area measures approximately 790 square feet with light-filled and immaculate accommodation.

The entrance hall leads to a sitting room with a storage cupboard and a door to an internal hall with stairs rising to the first-floor landing. The kitchen/diner is laid across the rear of the house with French doors leading to the gardens. The kitchen is fitted in a contemporary ‘shaker style’. There is also a downstairs w.c.

Upstairs, from the landing, are three bedrooms and a family bathroom. Two of the rooms are doubles and benefit from fitted storage cupboards. The main bedroom also has an en-suite shower room. There is also a cupboard accessed via the landing.

The Outside

The property has a lovely frontage with low-maintenance front gardens and a private double-length driveway with a gate to the rear garden.

The garden to the rear is mainly laid to lawn and enjoys a sunny, South-facing aspect.

The Location

The village is home to a thriving community and boasts excellent local schools. There are numerous 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.







Agents Note

The service charge is estimated to be approximately £99 per annum. The commencement date is to be confirmed.

Property Information

EPC Rating: B.
Tenure: Freehold. Council Tax Band: C.
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 benefits from gas central heating.

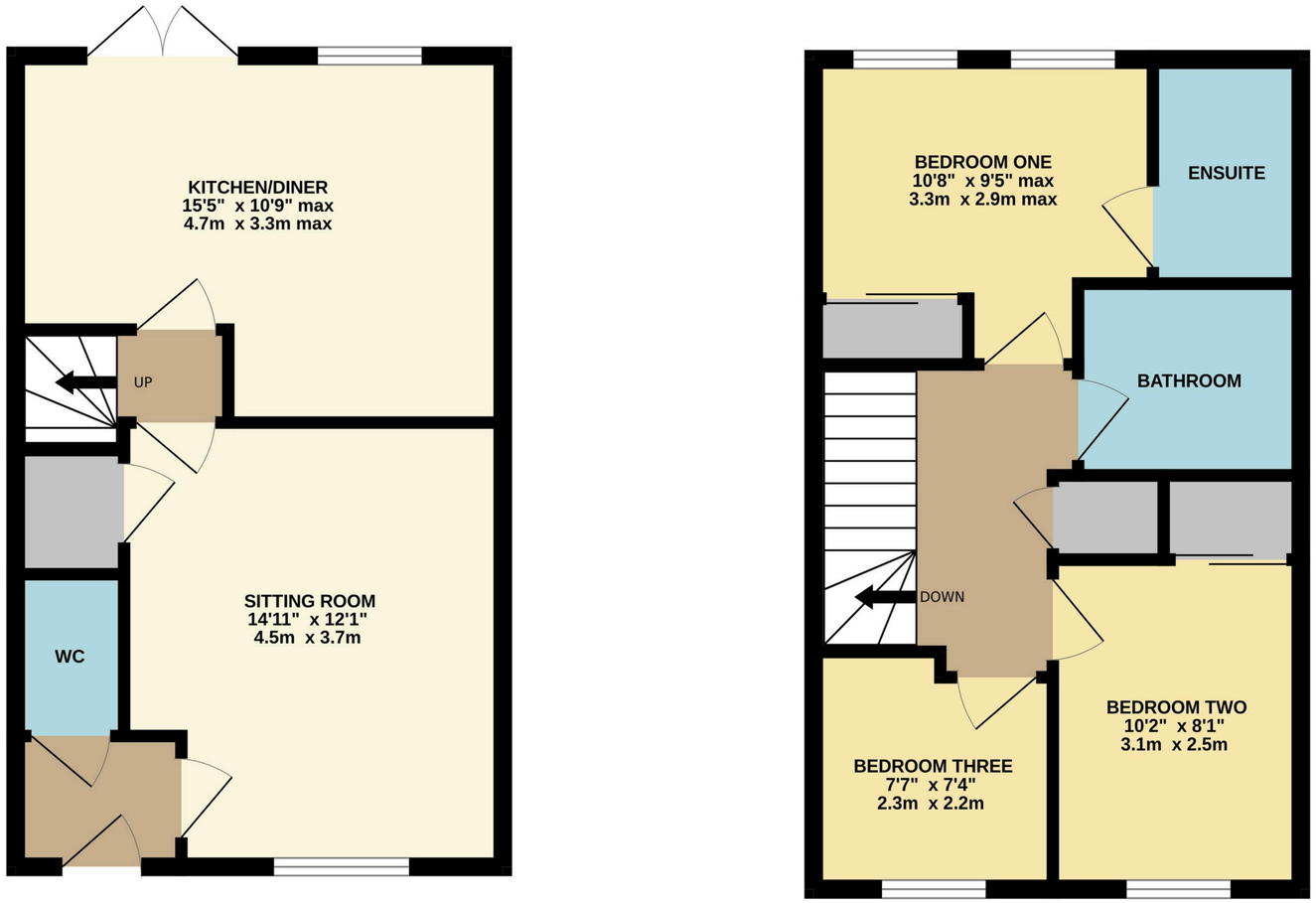
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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 : 791 sq.ft. (73.5 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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01509 278842
sales@smithspropertyexperts.com
smithspropertyexperts.com

