



Smiths
your property experts

Beech Avenue

East Leake

- Mature link-detached family home
- Quiet cul-de-sac location in a residential setting
- Three good-sized bedrooms and a family bathroom
- Fully fitted and integrated 'shaker style' kitchen
- Dual-aspect living/dining room and a second reception room
- Private driveway and lawned front and rear gardens
- Lovely aspect of a green to the rear
- Catchment area for Brookside Primary School



General Description

Smiths Property Experts offer to the market a mature three-bedroom link-detached family home in the sought-after village of East Leake. The property is located on Beech Avenue, a quiet cul-de-sac location in an established residential setting. Situated within the catchment area for Brookside Primary School and within walking distance of the village centre.

The property benefits from three good-sized bedrooms, a fully fitted kitchen, and a spacious dual aspect living and dining room. The current owners have converted the garage into an additional reception space or home office. With a private driveway, lawned front and rear gardens, and a lovely open aspect over a green to the rear.





The Property

The downstairs has been conveniently remodelled by the current owner, converting the garage into additional flexible living space. The accommodation comprises an entrance porch, a hallway, and a fully fitted kitchen with an outlook over the rear garden. The integrated appliances include an electric hob, a double oven, an under-counter fridge, and a dishwasher.

There is a light-filled, spacious living/dining room with a feature fireplace and a sliding door leading out to the rear garden. There is a second reception room, playroom, or home office. Fitted with contemporary storage providing space for white goods. Upstairs, you will find three good-sized bedrooms, two double rooms, and a family bathroom. The third bedroom has a useful storage cupboard.

The Outside

The property is set back from the quiet residential road behind lawned front gardens and a private driveway. Convenient access to the rear of the property is via the porch.

The generous rear garden is mainly laid to lawn with raised sleeper beds, a decked seating area, and a patio terrace directly to the rear of the property. The garden has a lovely aspect that backs onto a green space.



The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities, including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers 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

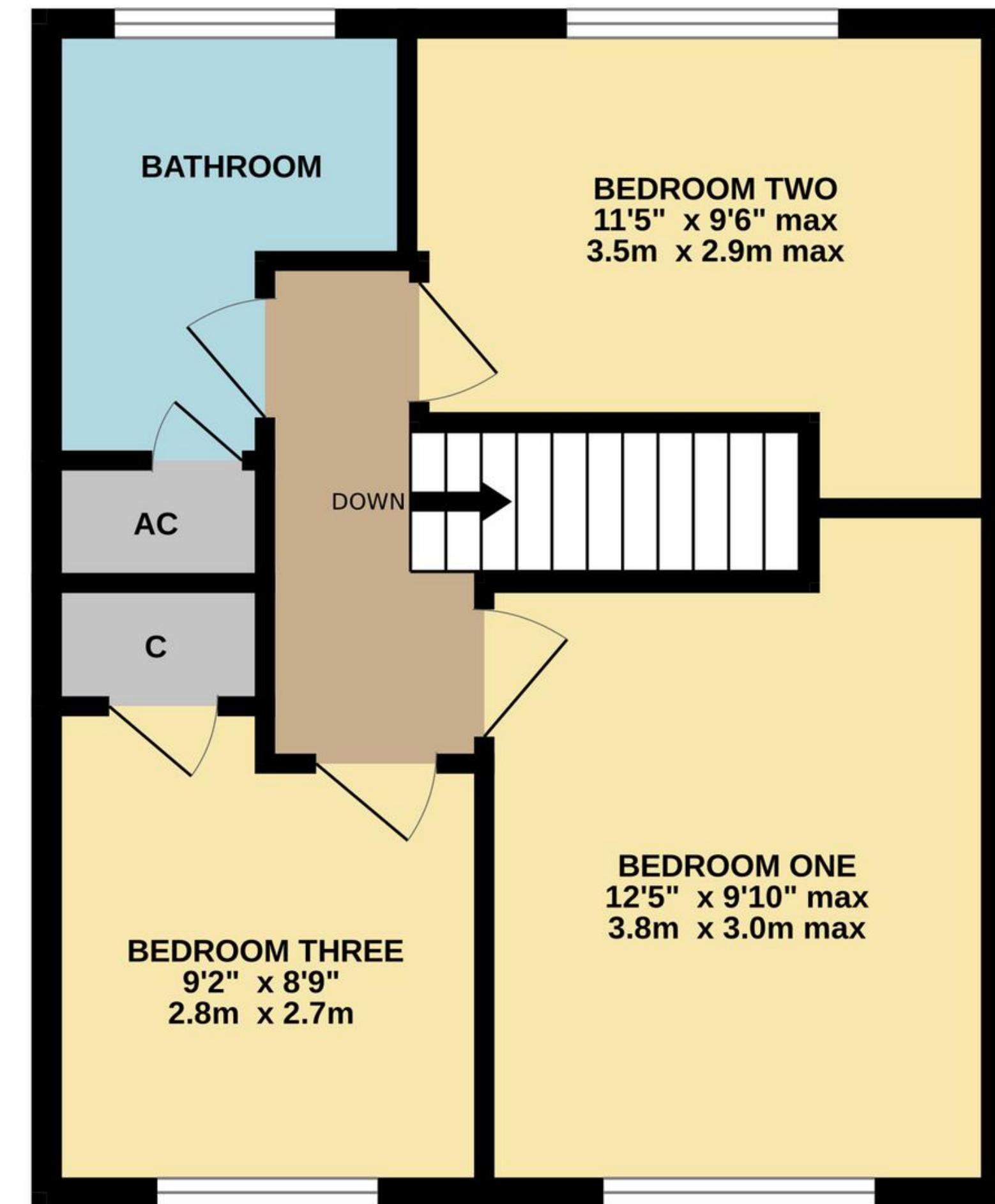
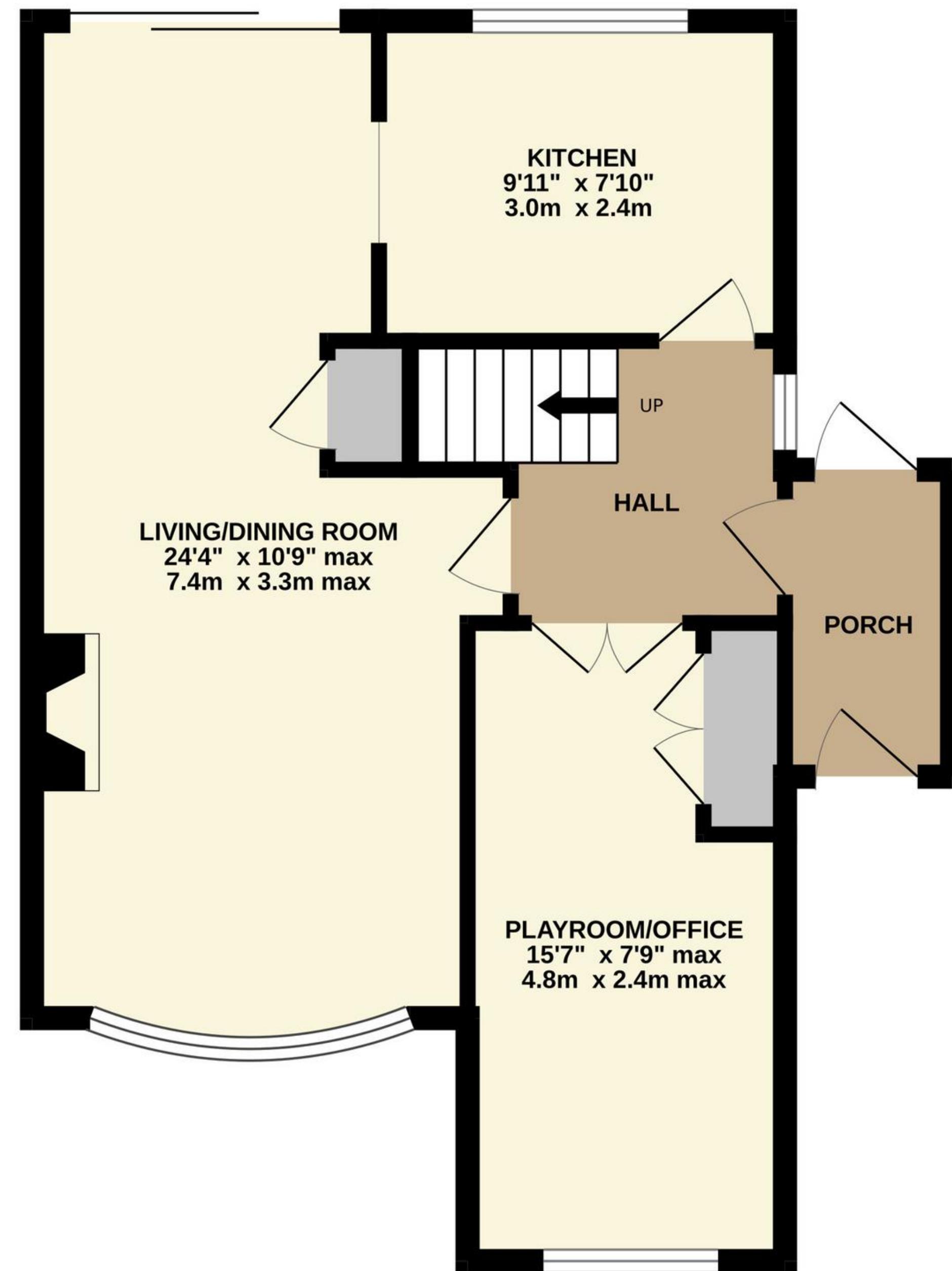
EPC Rating: C.

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.



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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