Smiths

your property experts

Ringlet Drive

East Leake

- No upward chain
- Modern end-of-terrace home
- Private end-of-cul-de-sac position
- Spacious, light-filled sitting room
- Lovely kitchen/diner with direct garden access
- Three good-sized bedrooms and a family bathroom
- Views overlooking a green space to the front and a driveway
- Secure low-maintenance rear gardens



General Description

Smiths Property Experts are delighted to offer to the market, with no upward chain, this modern family home comprising three double bedrooms and pretty views overlooking a green space to the front. Situated at the end of a cul-de-sac in the highly regarded Rushcliffe village of East Leake.

The property is being sold with the remainder of its 10-year NHBC warranty and enjoys a convenient position within walking distance of the village and its sought-after array of 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 874 square feet. The property has been redecorated throughout prior to the sale for the benefit of the eventual purchaser.

The accommodation is bright and modern, laid across three floors and comprising, in brief, a spacious sitting room, a downstairs WC, and a kitchen/diner leading out onto the rear gardens.

Across the first and second floors are three good-sized double bedrooms and a family bathroom. The house also has excellent built-in storage.

The Outside

Of particular note is the end-of-cul-de-sac location with views across a green space to the front. In front of the property is also a driveway providing off-road parking side by side for two vehicles. To the rear are low-maintenance and private secure gardens, with a lovely patio space at the bottom.





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: B.
Maintenance charge approx. £324 per annum.
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.

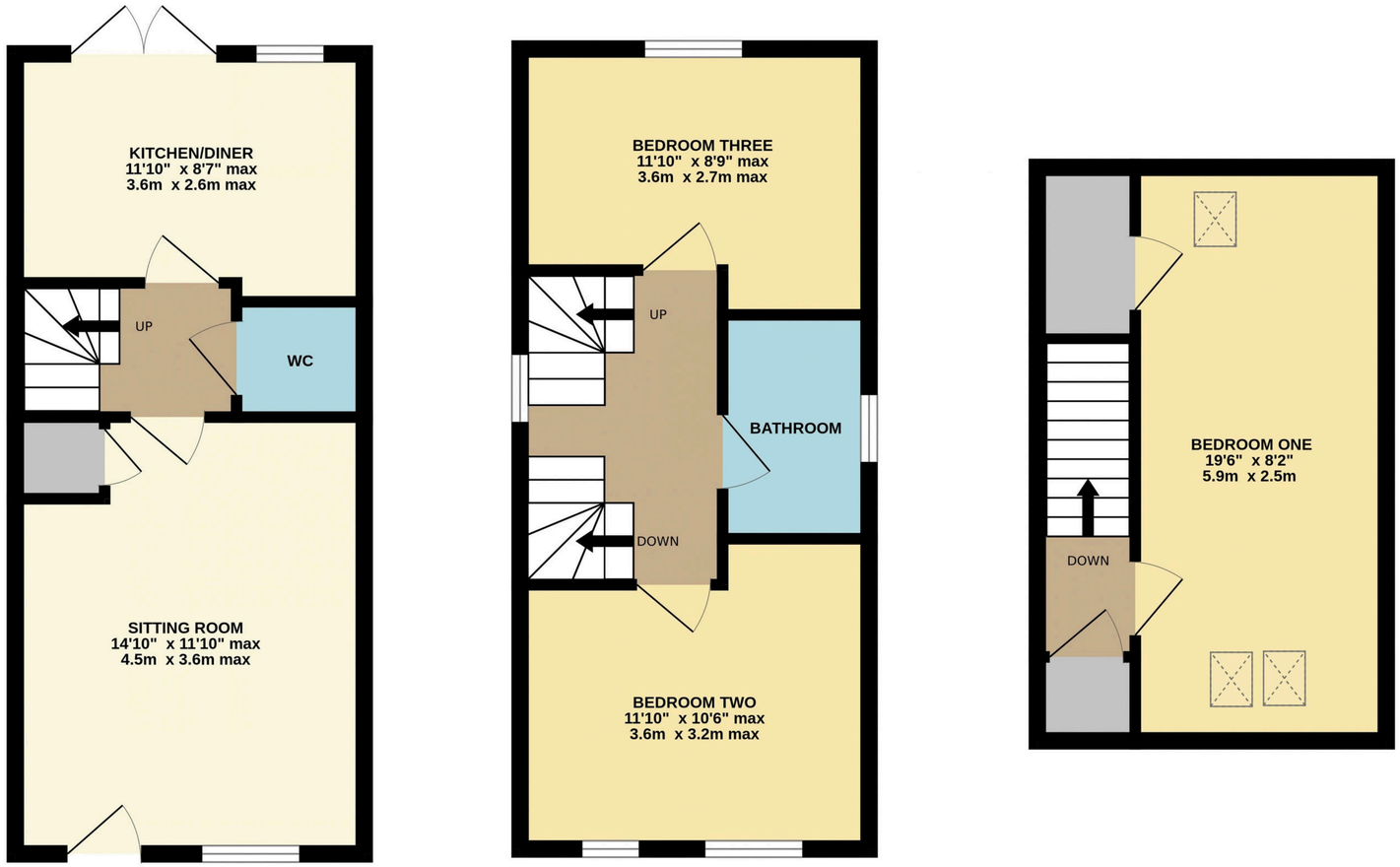
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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 : 874 sq.ft. (81.2 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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