



Smiths
your property experts

Cinnabar Way

East Leake

- Modern detached family home built in 2019
- Sold with the remainder of its NHBC warranty
- Contemporary kitchen/diner with French doors
- Three good-sized bedrooms and two bathrooms
- Light and spacious principal bedroom suite
- Private driveway and an integrated single garage
- Rear gardens with a patio seating terrace
- Situated close to a new academy primary school

General Description

Smiths Property Experts offer to the market this modern three-bedroom detached family home built in 2019. The property is being sold with the remainder of its NHBC warranty and benefits from a private driveway and an integrated garage. The living space is bright and well-presented with a contemporary kitchen/diner.

The property enjoys a convenient location within walking distance of the village centre 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.





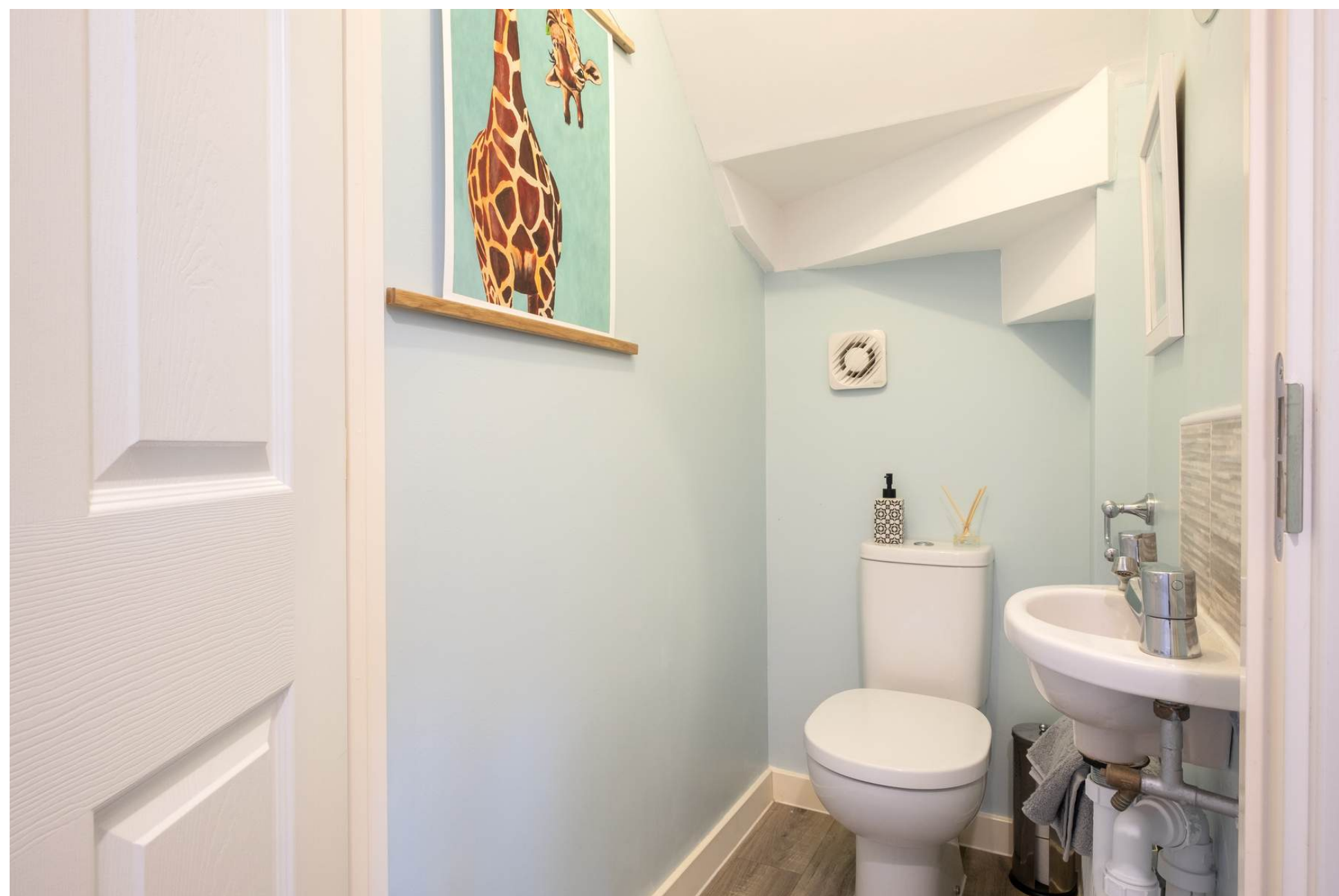
The Property

The property has a floor area measuring approximately 921 square feet, including the integrated garage. The living space is bright and modern with a well-thought-out internal layout.

The entrance hall leads to the sitting room, which in turn leads to an internal hall with stairs rising to the first floor. There is a downstairs w/c, and the contemporary kitchen/diner spans the width of the house with French doors leading out onto the rear garden. Upstairs, you will find three good-sized bedrooms, all capable of taking a double bed, and a lovely family bathroom. The principal bedroom suite is light and spacious with an en-suite shower room.

The Outside

To the front of the property is a private driveway providing off-road parking for two vehicles and access to an integrated single garage with an up-and-over door. There is a pathway to the left-hand side of the property with gated access to the rear gardens, which benefit from a patio seating terrace and a reasonably private aspect.





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, 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.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: D.

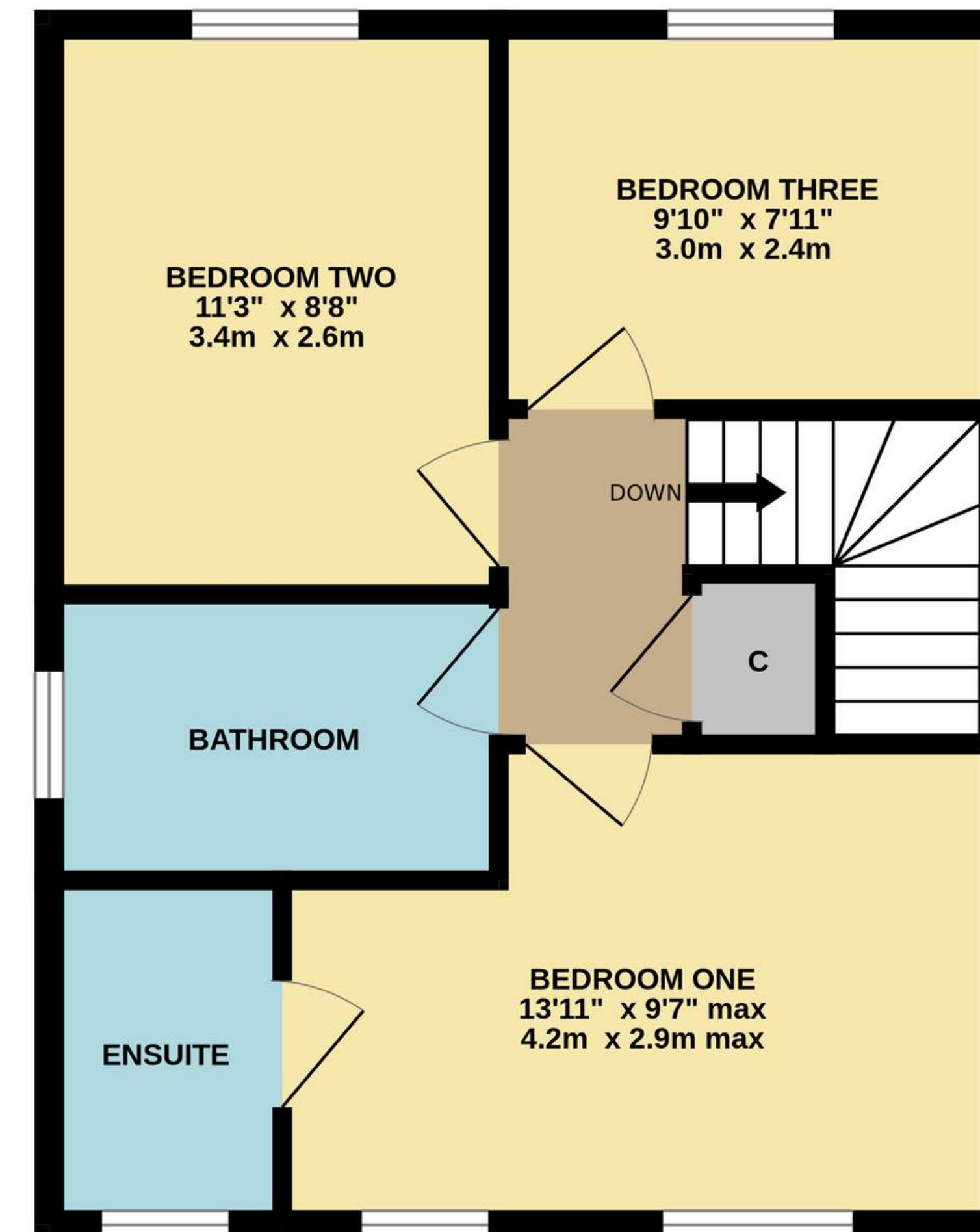
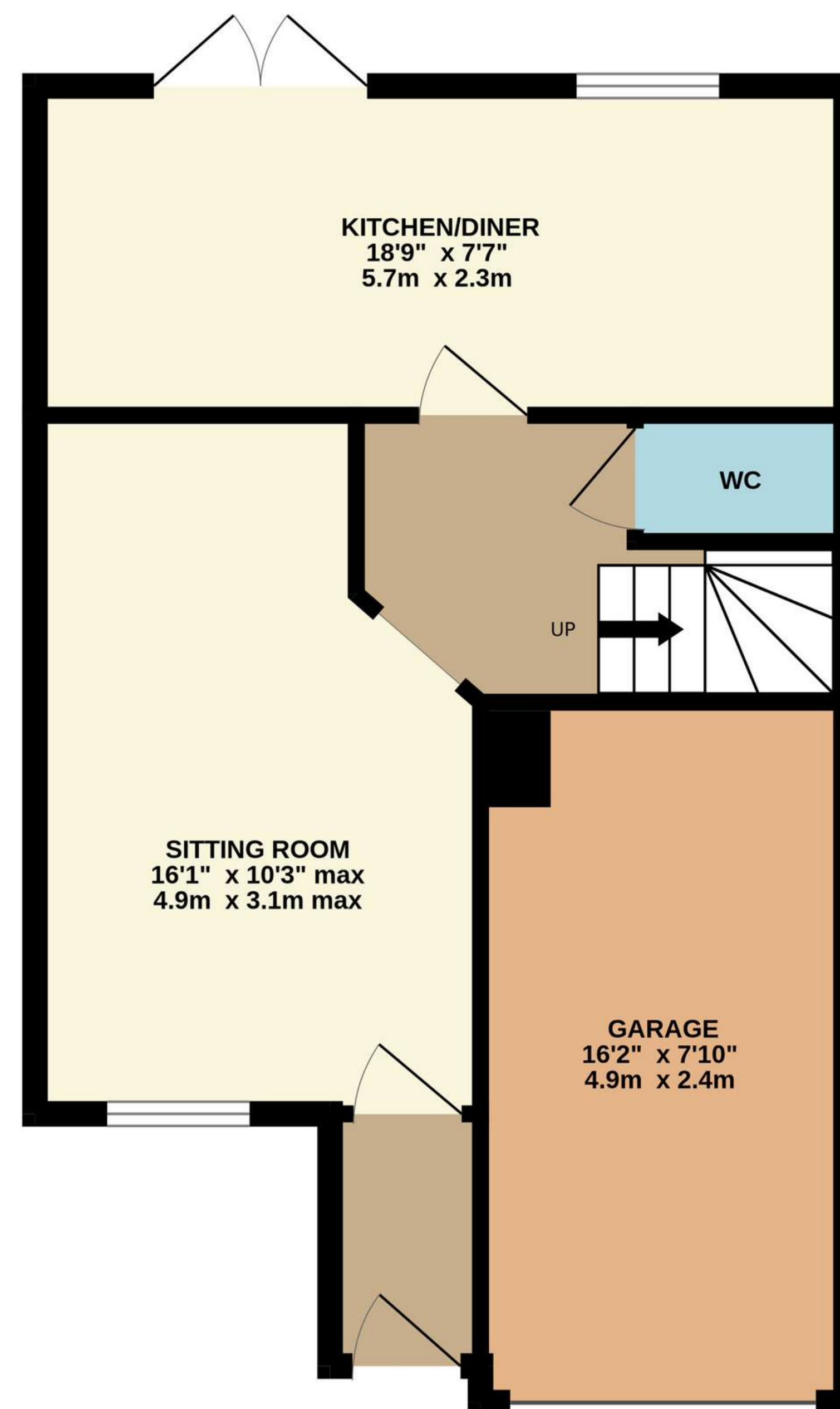
Maintenance charge approx. £259 per annum.

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.





TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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