



Smiths
your property experts

Maple Close

East Leake

- Well-situated semi-detached bungalow
- Set in a crescent with green space to the front
- Two bedrooms and a three-piece bathroom
- Generous living/dining room leading to a kitchen
- Low-maintenance front and rear gardens
- Single garage in a shared block
- Solar PV panels fitted to promote lower running costs
- EPC Rating: A

General Description

Smiths Property Experts offer to the market this two-bedroom bungalow with green space to the front, generous private gardens to the rear, and a garage. The property offers excellent value for money and is in a mature and well-regarded residential location in this sought-after Rushcliffe village.

The Location

The property is within easy reach of the village centre and its many amenities, including a doctor's surgery, dental practice, chemist, and library. There is also a bakery, greengrocers, and florist, as well as 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.





The Property

The living accommodation affords uPVC double glazing and has central heating throughout with a modern combi boiler. The light-filled living accommodation comprises an entrance hall, two bedrooms, and a three-piece bathroom suite. The main living/dining room is generous and leads through to the kitchen, both rooms boasting direct garden access to the rear. The central heating system has been recently upgraded, and solar PV panels have been fitted to promote lower running costs for the eventual purchaser.

The Outside

The property is behind a pretty green with low-maintenance front gardens. To the rear are generous gardens, currently hard landscaped for low maintenance and affording a collection of timber stores.

Set in a crescent and centred around green space to the front, the property occupies a quiet and peaceful spot. There is also a single garage in a shared block.





Property Information

EPC Rating: A.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

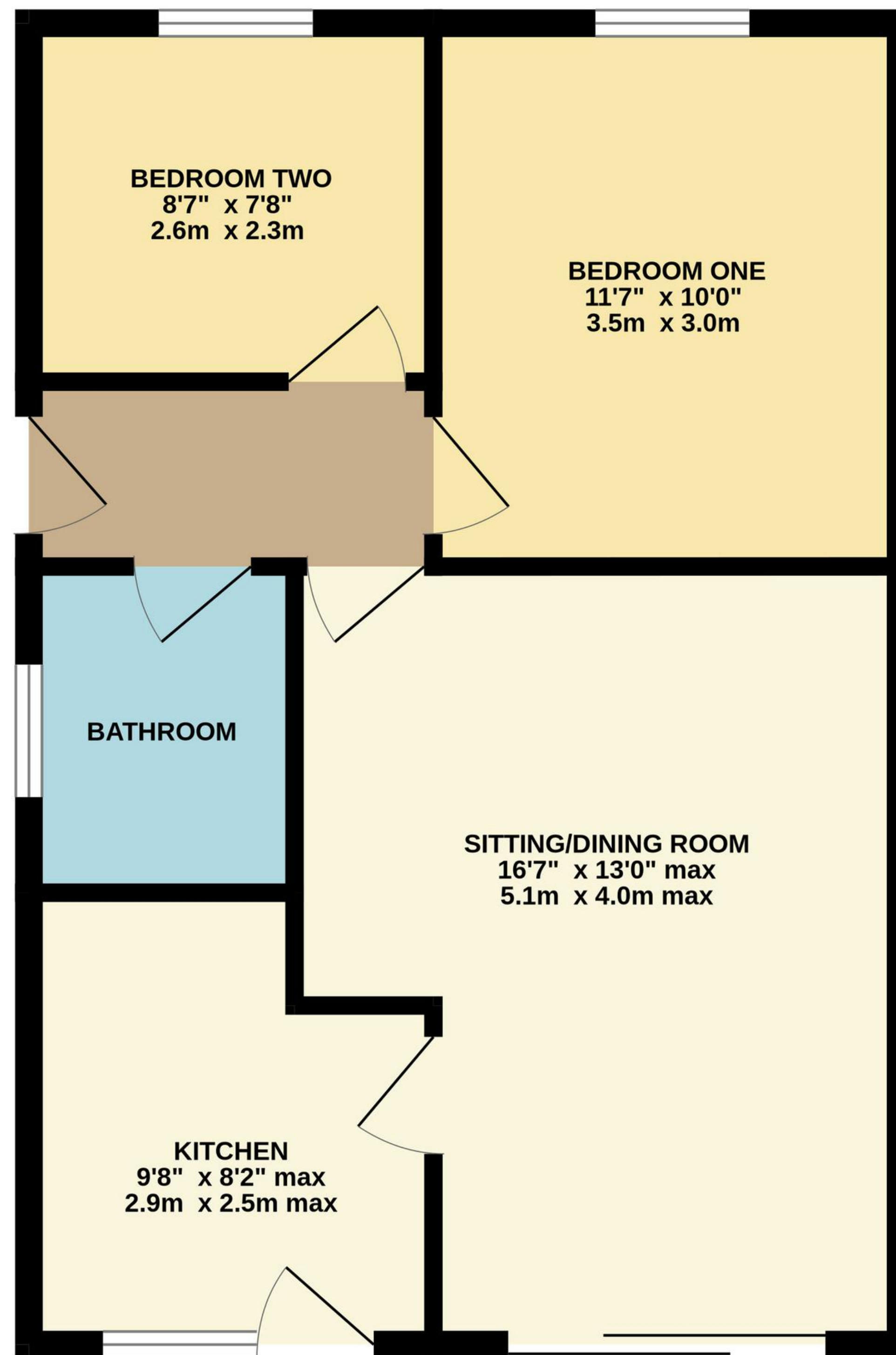
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 524 sq.ft. (48.6 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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