



Smiths
your property experts

Salisbury Avenue

East Leake

- No upward chain
- Detached bungalow in a superb location
- Situated a stone's throw from shops and amenities
- Excellent plot with lovingly landscaped rear gardens
- Generous driveway and a detached garage
- Two double bedrooms and a bathroom
- Spacious living/dining room leading to the rear garden
- Potential for a kitchen/vegetable garden area

General Description

Smiths Property Experts are favoured with instruction to market this two-bedroom detached bungalow situated a stone's throw from shops and amenities on Salisbury Avenue in the heart of East Leake. The property has a super plot with established front and rear gardens, a generous driveway, and a detached garage.

The Location

The property is situated in an established residential area directly off Main Street. The village is known for its thriving community with several amenities, including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers, 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 property has a well-laid-out floor area comprising an entrance hall, a kitchen, and a living/dining room with beautiful aspects over the garden via a sliding patio door. There are two double bedrooms and a family bathroom. The property has been well-maintained and now offers a new purchaser excellent potential to modernise.

The Outside

The property is situated in a peaceful residential setting in the heart of East Leake. Set back from the road behind lawned front gardens, the property sits comfortably in its generous plot. There is a generous driveway to the right-hand side leading to a detached garage.

Of note are the landscaped gardens from the rear of the kitchen and sitting room. The gardens enjoy a private aspect and are laid to lawn with mature borders and a shed. Beyond the lawned garden is a further gravelled area with a greenhouse and the potential to create a beautiful kitchen/vegetable garden.





Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

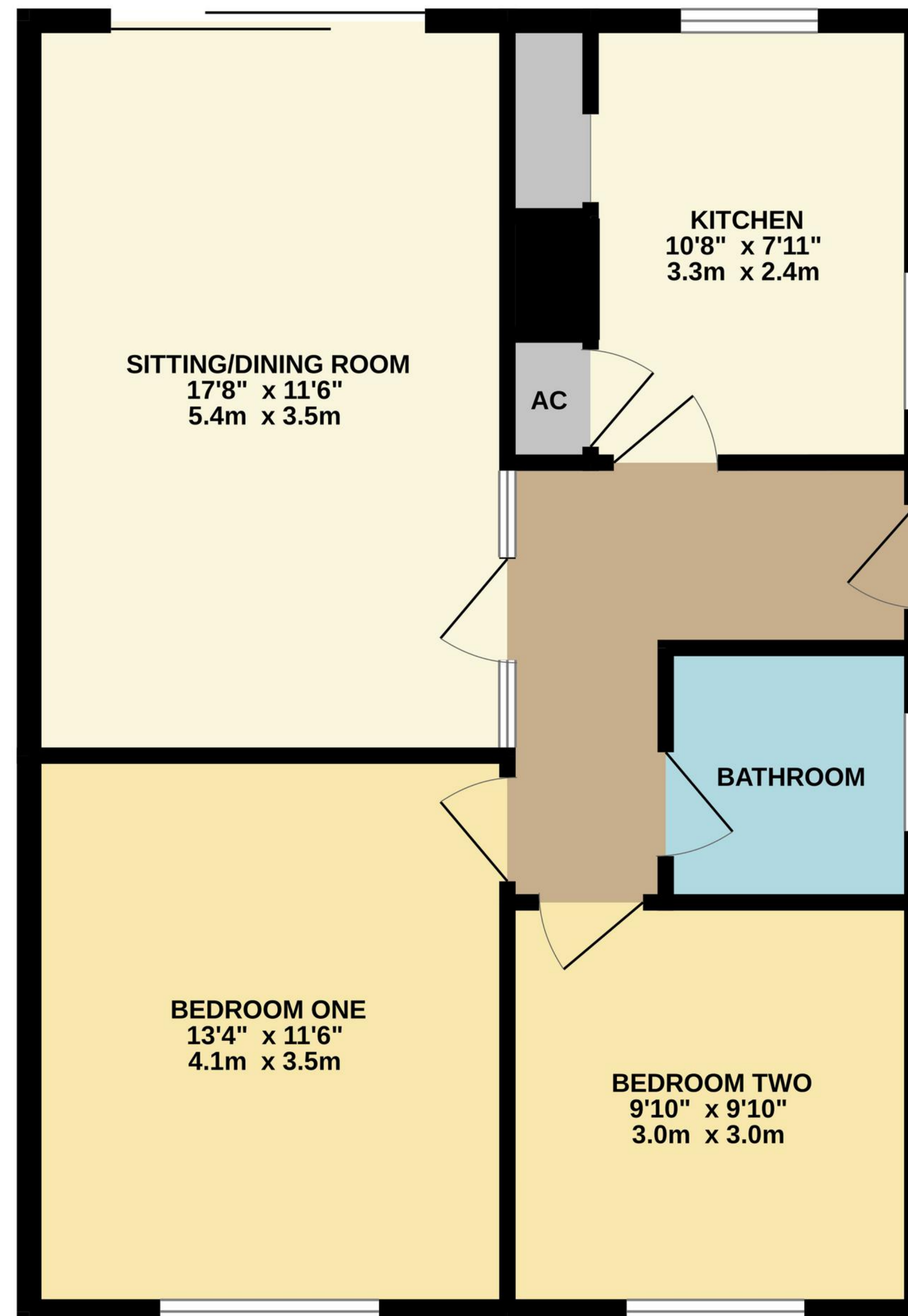
Important Information

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.

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 : 654 sq.ft. (60.8 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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