



Smiths  
your property experts

# Admiral Close

## East Leake

- Immaculate semi-detached modern home
- Modern and beautifully presented living space
- Two generous double bedrooms and a family bathroom
- Lovely 'shaker style kitchen/diner leading to the garden
- Two side-by-side private parking spaces
- Landscaped rear gardens and an outbuilding with power
- Peaceful location close to open green space
- Sold with the remainder of a 10-year NHBC warranty

## General Description

Smiths Property Experts are excited to present to the market this immaculate modern home in the heart of the highly regarded Rushcliffe village of East Leake. The property features two double bedrooms, a kitchen/diner, and two side-by-side private parking spaces to the front.

The property occupies a peaceful residential location close to open green space and within walking distance of the village centre and its sought-after amenities, including public houses, independent shops, and eateries. The property is also situated close to a new academy primary school.





## The Property

Internally, you can expect to find modern and beautifully presented living space. The floor area measures approximately 600 square feet. The property is being sold with the remainder of its 10-year NHBC warranty. There is gas central heating and uPVC double glazing throughout.

The accommodation comprises an entrance hall, a WC, a sitting room with access to under-stairs storage, and a kitchen/diner with direct garden access via glazed doors. Upstairs, there are two generous double bedrooms and a lovely family bathroom, all accessible via a generous landing. The current owners have fitted internal shutters to all the windows. There is also a lovely stone tiled floor laid throughout the hall and WC.

## The Outside

The property is in a quiet residential area, just a short and flat walk from the village centre. The brand-new Millside Academy primary school, situated on the edge of the development, is just a five-minute walk away.

To the front are two side-by-side parking spaces. To the rear are private and low-maintenance rear gardens fully landscaped with porcelain tiles. There are gravel-filled borders and a substantial outbuilding with power and lighting inside.





## 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: B.

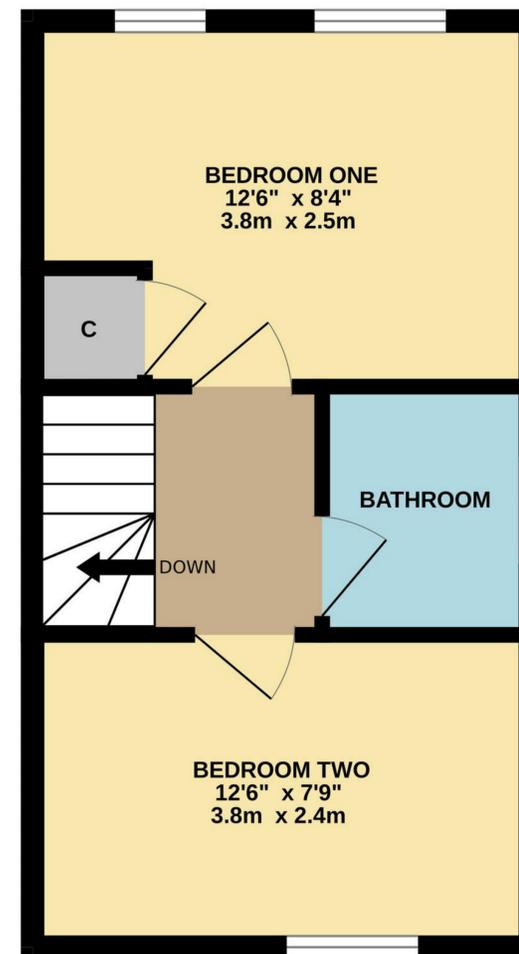
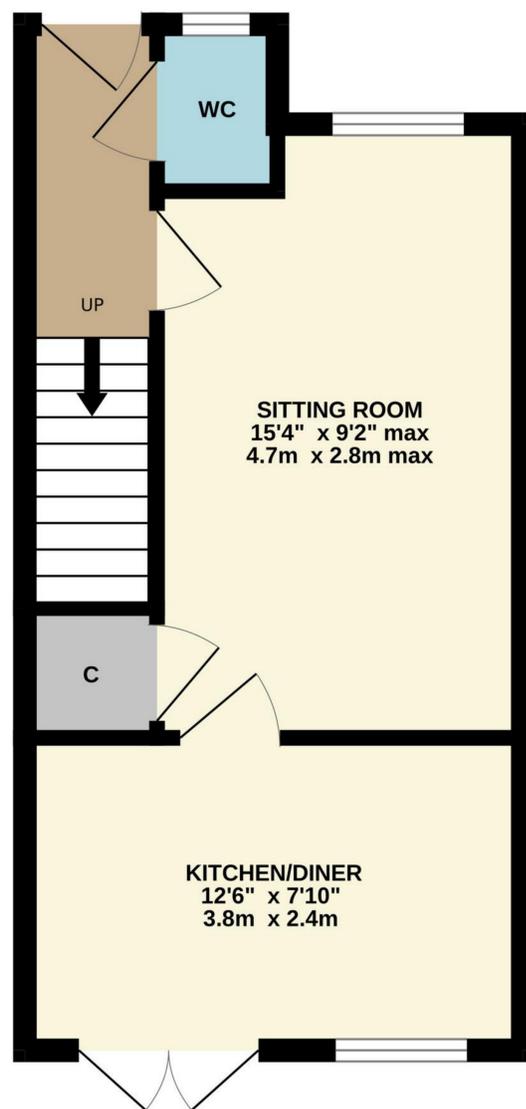
Maintenance charge approx. £250 per annum.

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 : 594 sq.ft. (55.2 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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