



Smiths
your property experts

Falcon Way

East Leake

- Spacious and beautifully presented modern house
- Built in 2016 by Barratt Homes
- Well-designed and immaculate accommodation
- Upgraded interiors, including a new kitchen and shower room
- Two light-filled double bedrooms with storage
- Delightful and generous rear garden with a shed
- Off-road parking for two vehicles and a lovely front aspect
- Stone's throw of primary and secondary schooling

General Description

Smiths Property Experts are delighted to introduce to the market this spacious and beautifully presented two-bedroom modern house in East Leake. The property benefits from off-road parking for two vehicles, a delightful rear garden that is generous for a property of this size, and upgraded interiors, including a new kitchen and bathroom. The flooring has also been updated throughout.

The property was built in 2016 by Barratt Homes and benefits from the remainder of the NHBC warranty. There is both primary and secondary schooling within a stone's throw of the property. The village centre with its sought-after array of shops and amenities is also within walking distance.





The Property

The floor area measures approximately 728 square feet, with spacious, well-designed, and beautifully appointed living space. Over the last three years, the property has undergone improvements, including a new composite front and rear door, redecoration, new flooring throughout, a new shower room, and a new shaker-style fitted kitchen with a pantry cupboard, oven, hob, fridge, and freezer. The interiors are immaculate, tastefully presented, and have been lovingly maintained by our vendor.

The accommodation comprises an entrance hall with a door through to the open-plan, contemporary living, dining, and kitchen area. There is a useful storage cupboard and a door to the rear hall. The rear hall has access to a downstairs WC and a useful door to the rear garden. Upstairs, from a spacious landing, you will find two light-filled bedrooms, both with useful storage cupboards. There is a contemporary shower room which also benefits from storage space.

The Outside

The rear garden has been meticulously cared for by our vendor with a lovely lawn, flower borders, and a generous patio. There is a shed and a gate to the parking area, with space for two vehicles, located to the immediate left-hand side of the property. The property is situated on a private, shared driveway with a green aspect to the front.





The Location

This property is situated within walking distance to the centre of the village. The village has a strong sense of community, with excellent local schools. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as several coffee shops, pubs, and eateries. There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is approximately 6 miles away.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

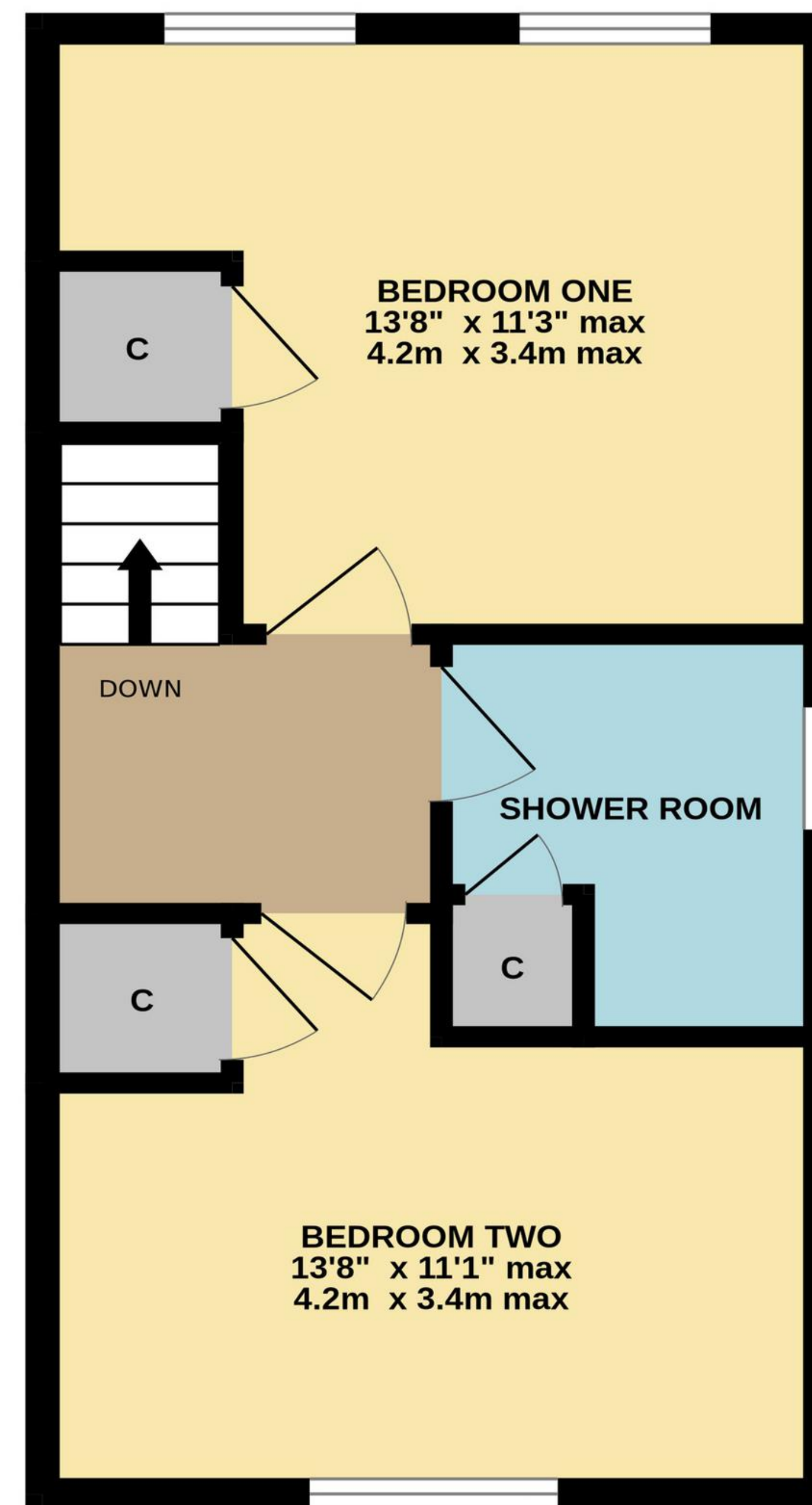
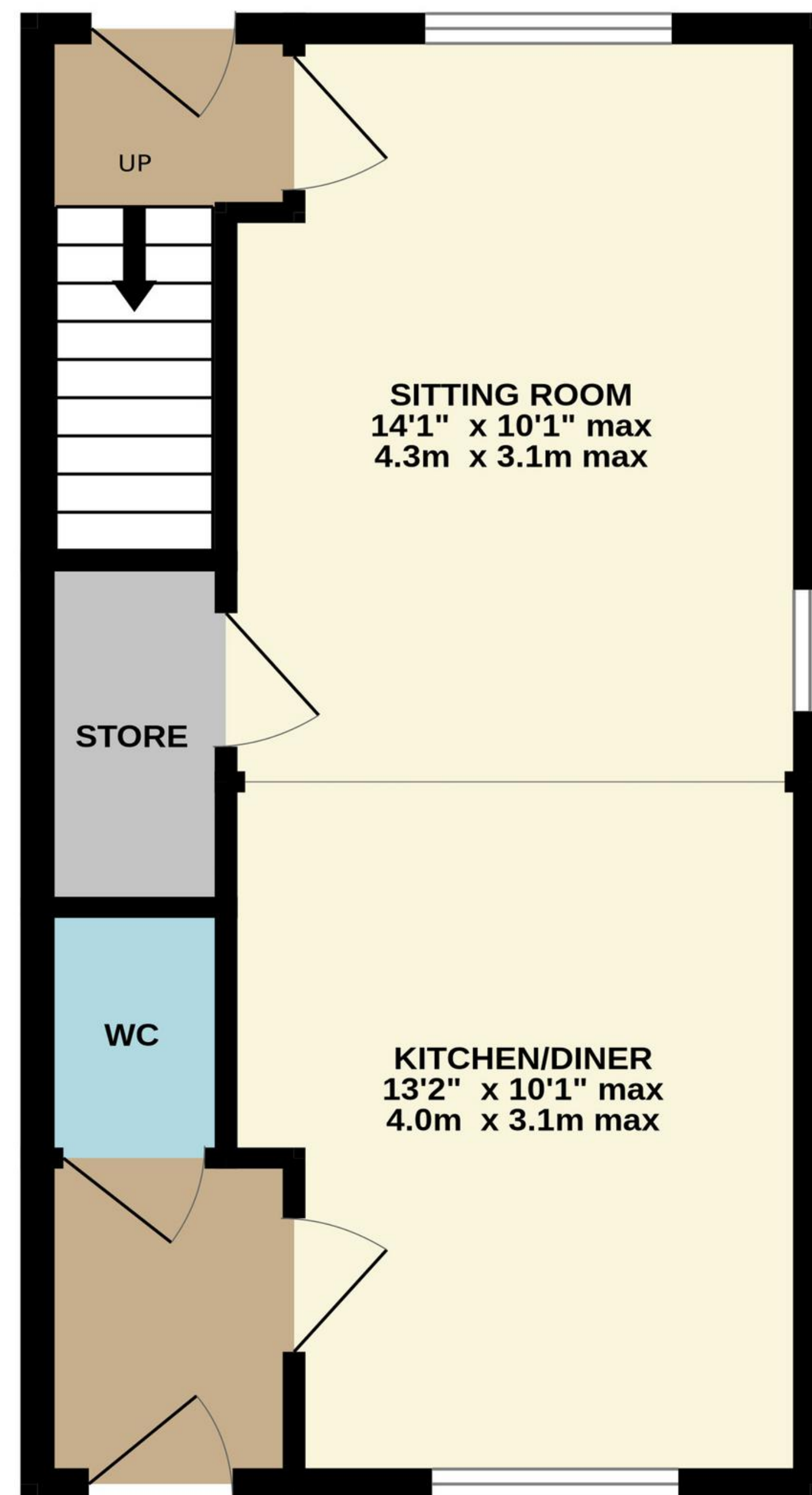
Maintenance charge: TBC.

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 : 728 sq.ft. (67.7 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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