



Smiths  
your property experts

# West Leake Road

## East Leake

- Lovely Victorian terraced home
- Sought-after location in this popular village
- Beautiful countryside walks on your doorstep
- Two good-sized bedrooms and a family bathroom
- Through sitting and dining room
- Private gardens with rural views behind
- Excellent choice of local schooling
- uPVC double glazing and gas central heating

### General Description

Smiths Property Experts offer to the market this lovely Victorian terraced home that benefits from a newly replaced main roof and boasts an enviable position in arguably one of the most revered residential locations in the village of East Leake. With beautiful countryside walks on your doorstep and views to the rear, the property is also a short walk from the village centre with a bustling High Street and a full array of amenities. There is an excellent choice of local schooling, and the village has a true 'community' feel and spirit. Access to Loughborough, Nottingham and Leicester is easy via car or regular bus services, and East Midlands Airport is just 6 miles.





## The Property

The property is presented in good condition throughout, offering 702 square feet of accommodation laid over two floors with UPVC double glazing and gas central heating throughout. In brief, expect to find a hall with stairs rising to the first floor, a sitting room that opens to a large dining room, and a fitted kitchen with direct garden access to the rear. Upstairs are two good-sized bedrooms and the family bathroom.

## The Outside

The property occupies a mature plot. Set back from the road behind a picket fence, there is a low-maintenance frontage. To the rear are private gardens with open views behind, laid to artificial lawn with a path down one side of the gardens to a good quality timber shed.

## The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities, including a doctor's surgery, dental practice, chemist, and library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is convenient via car or regular bus service. East Midlands airport is just 6 miles away.





## Property Information

EPC Rating: E

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

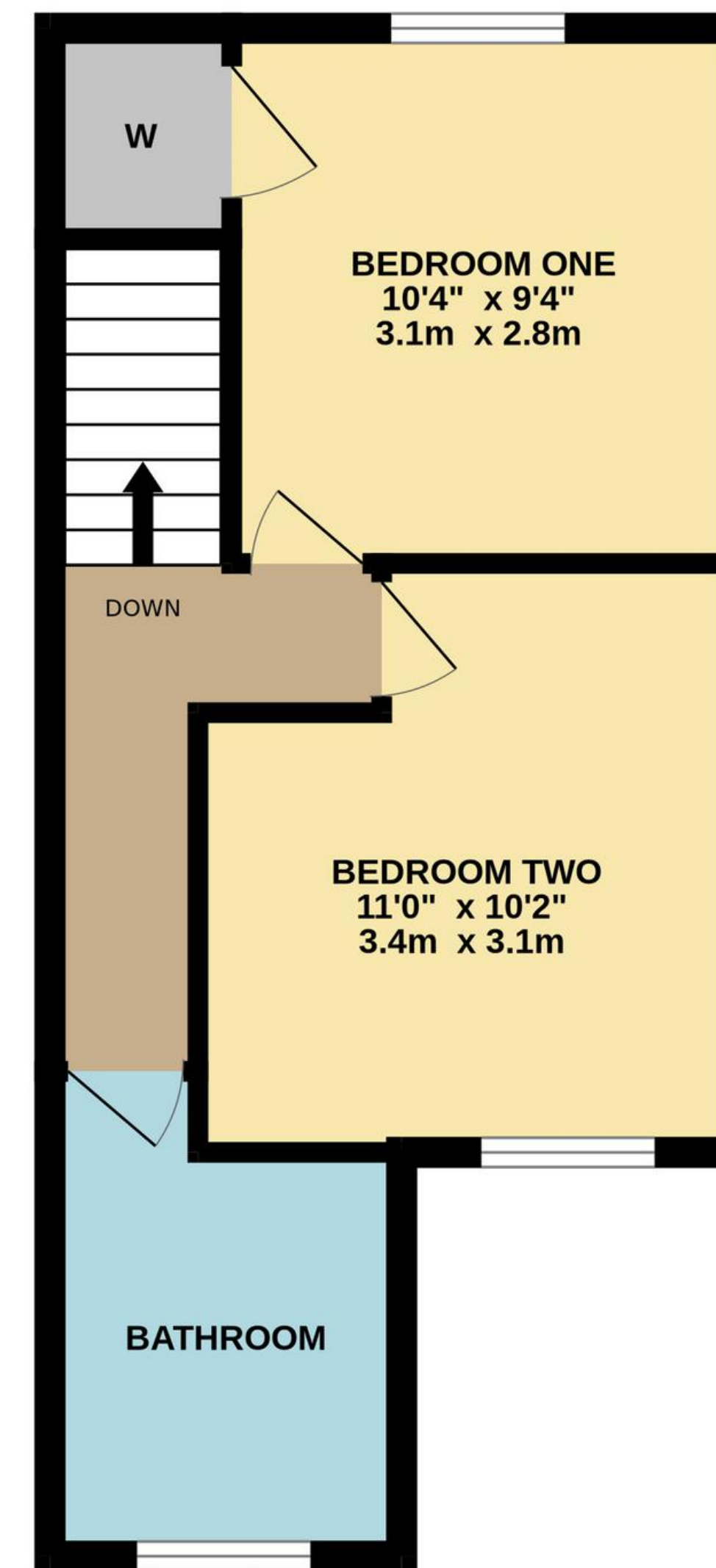
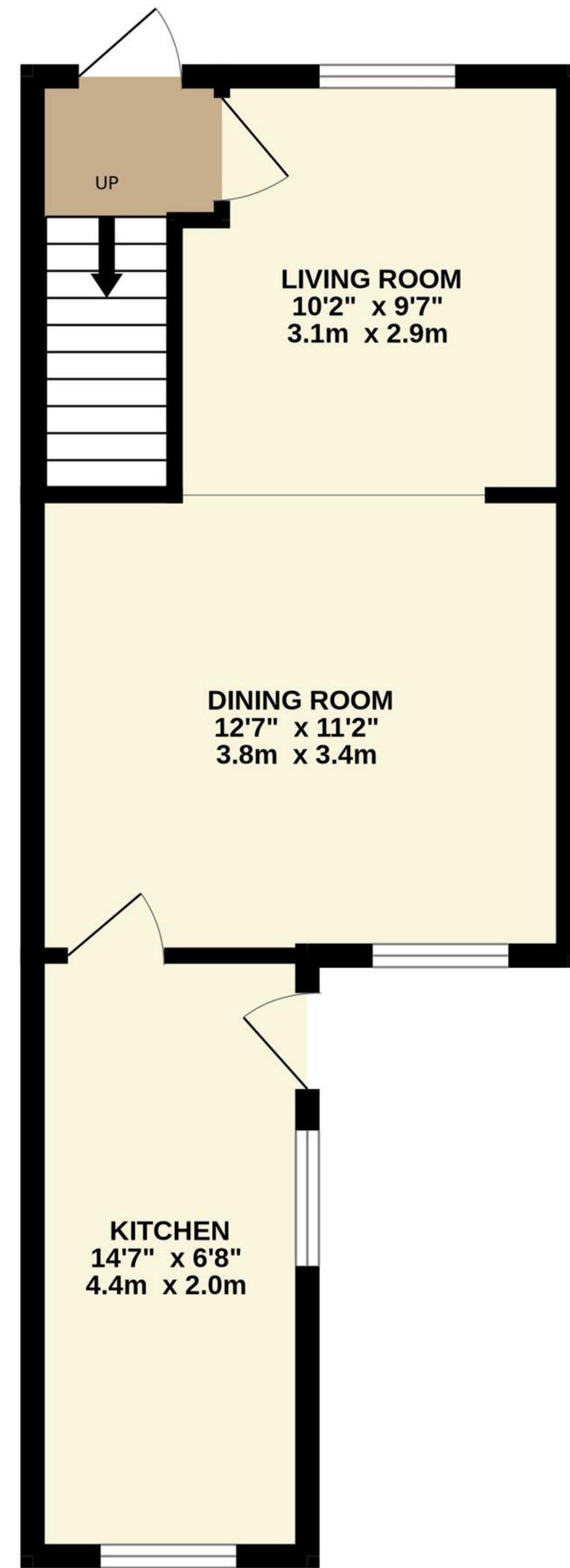
## Important Information

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: 702 sq.ft. (65.3 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com

