



Smiths  
your property experts



# Main Street

## East Leake

- Available immediately
- Newly upgraded and modernised detached bungalow
- Corner plot with a private driveway and a detached garage
- Floor area of 800 square feet with light and bright interiors
- Two good-sized bedrooms and a shower room
- Fully fitted kitchen with a pantry/utility area
- Prime location in the heart of this sought-after village
- Unfurnished

### General Description

Smiths Property Experts are delighted to offer this newly upgraded and modernised detached bungalow for long-term rental. The property boasts a prime location in the heart of the sought-after village of East Leake, just 150 yards away from the village centre and its many amenities. Additionally, the bungalow sits on a corner plot and enjoys a lovely aspect to the front, overlooking a thriving village community. The interiors are light and bright, with a floor area measuring approximately 800 square feet. The property occupies a superb corner plot with a private driveway, front and side gardens, and a brick-built detached garage and separate coal store.







## The Property

Internally, the accommodation affords gas central heating and uPVC double glazing. Having been updated prior to marketing, including full decoration, new carpets, and a brand new fully fitted kitchen, expect to find living space organised around a generous entrance hall. There are two good-sized bedrooms, one bay-fronted, and a separate shower room. The fully fitted kitchen has been reconfigured and refitted in a contemporary style. A separate sitting room opens to the delightful conservatory with direct garden access.

## Outside

Outside, the property occupies a prominent corner plot. The gardens wrap around the front and side of the main house, with a private driveway to the rear leading to the brick-built garage.

## The Location

The village has a thriving community and a High Street providing an array of amenities, including a doctor's surgery, dental practice, chemist, and library. There is also a butcher, bakery, greengrocers, and 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.







## Letting Information

Long Term. Unfurnished.  
Available Now.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

## Important Information

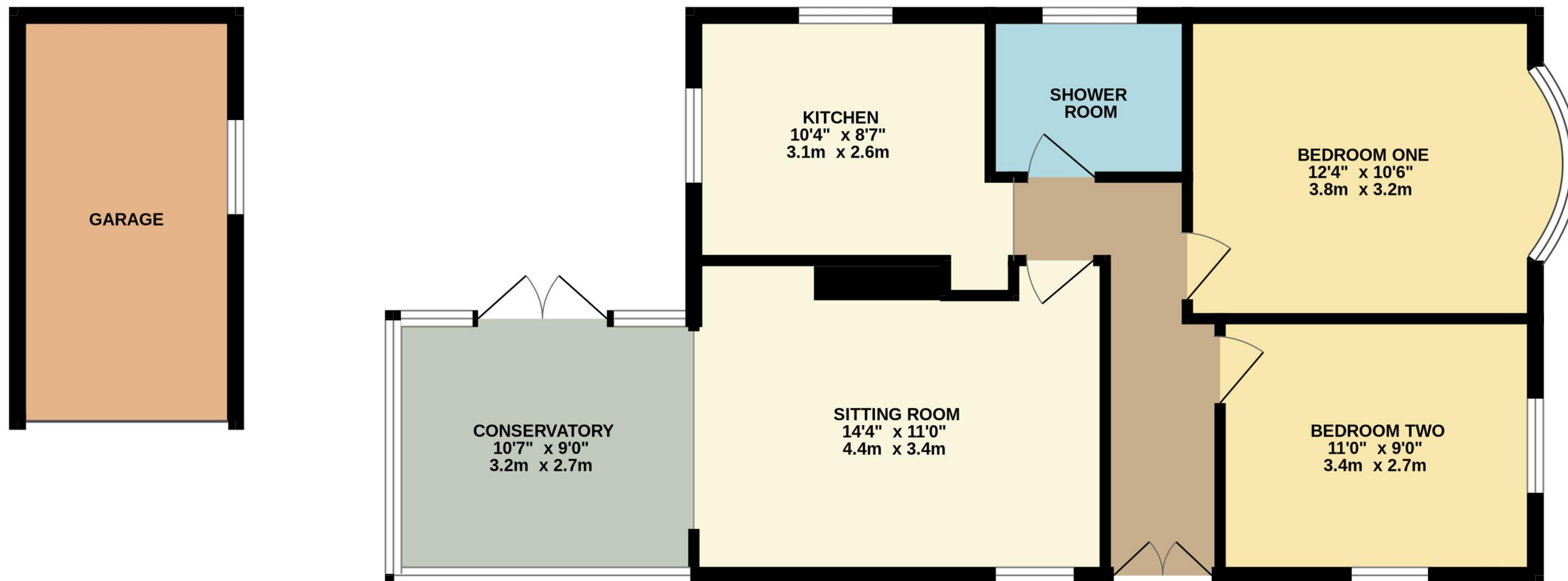
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## Smiths Property Experts

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 : 782 sq.ft. (72.6 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com

