



Smiths
your property experts

Falcon Way

East Leake

- Three-storey detached family house
- Beautifully landscaped south-facing gardens
- Double-width driveway and a single garage
- Sold with the remainder of its 10-year NHBC warranty
- Four double bedrooms and three bathrooms
- Open-plan contemporary kitchen with a glazed box bay
- Built in 2017 by Barratt Homes



General Description

Smiths Property Experts are favoured with instruction to market this immaculately presented detached family home with four double bedrooms in the sought-after village of East Leake. The property is located within a five-minute walk of East Leake Academy and Lantern Lane Primary School.

Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a bakery, greengrocers, a florist, and several coffee shops, pubs and eateries. There are beautiful countryside walks on your doorstep, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.





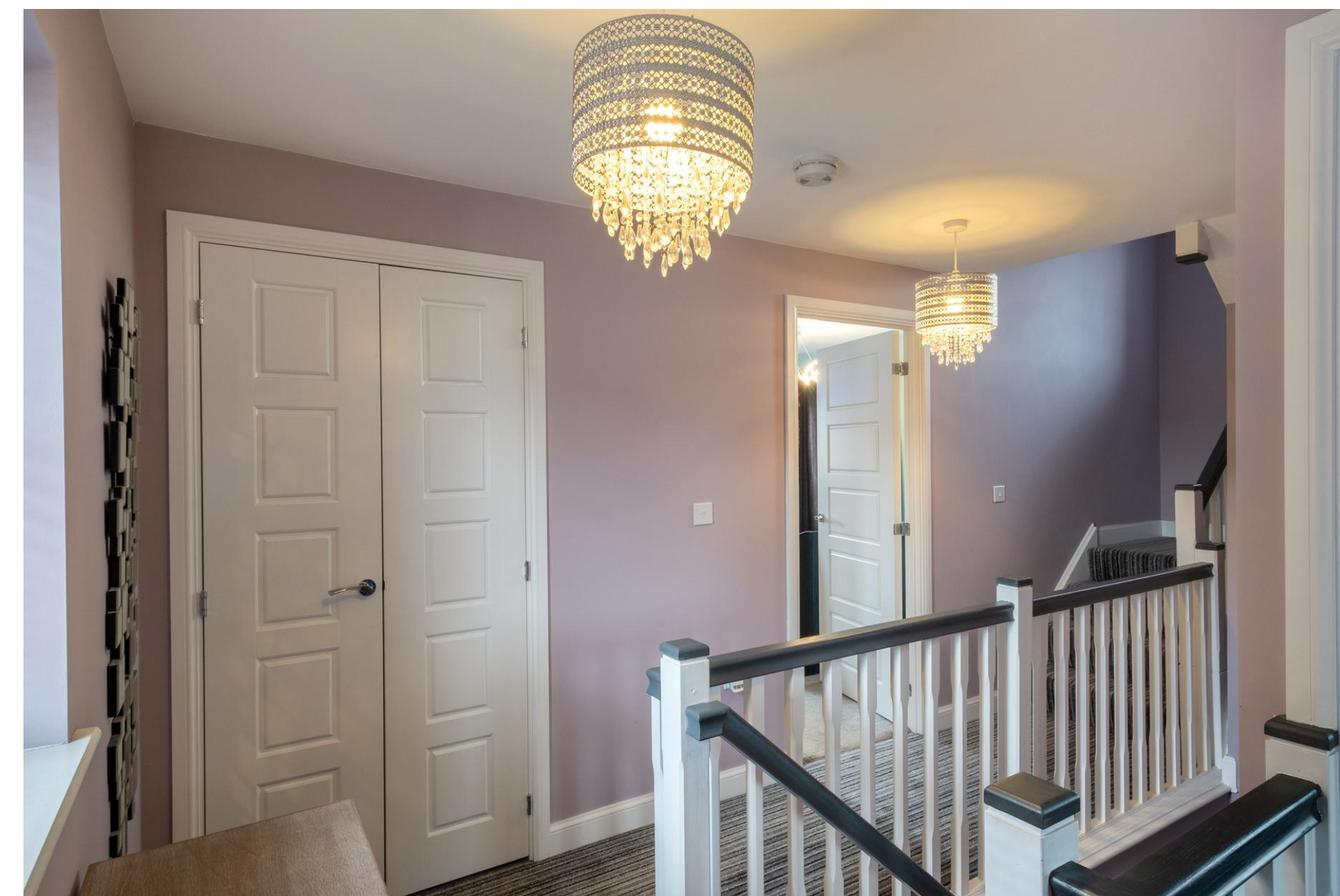


The Property

The property was built in 2017 by Barratt Homes and benefits from the remainder of its 10-year NHBC warranty. Presented in 'turn-key' condition and providing a gross floor area of circa 1,467 square feet, expect to find immaculate and bright living space laid out for modern family living.

The entrance hall has stairs rising to a first-floor landing and gives access to both the formal sitting room, a w.c, and a generous open-plan living kitchen with a glazed box bay to the side and direct garden access.

Laid across the first and second floors are four double bedrooms. The main bedroom on the first floor has en-suite facilities, and there is also a family bathroom. The second bedroom on the second floor has an en-suite with Jack and Jill doors. The third bedroom, also on the second floor, has been fitted out with a bank of high-quality wardrobes and would make a superb dressing room.



The Outside

The property occupies a prominent position on Falcon Way. Elevated from the road, there is a double-width driveway and a detached single garage to the right-hand side. There are private south-facing gardens landscaped for ease of maintenance with a central lawn and a dedicated hot tub area.





Property Information

EPC Rating B.

Tenure: Freehold. Council Tax Band: E.

Maintenance charge of circa £299.64 per annum.

Local Authority: Rushcliffe Borough Council.

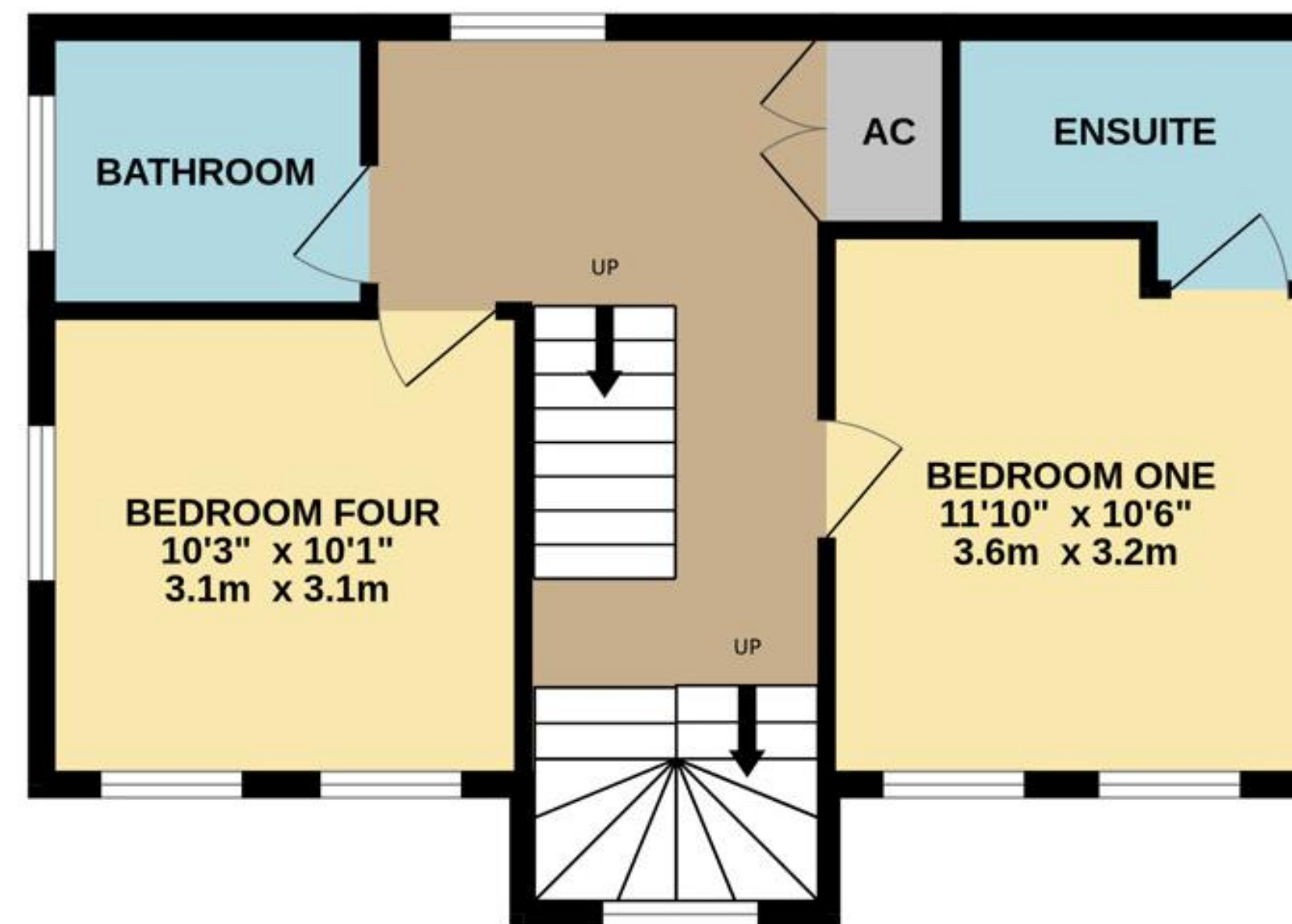
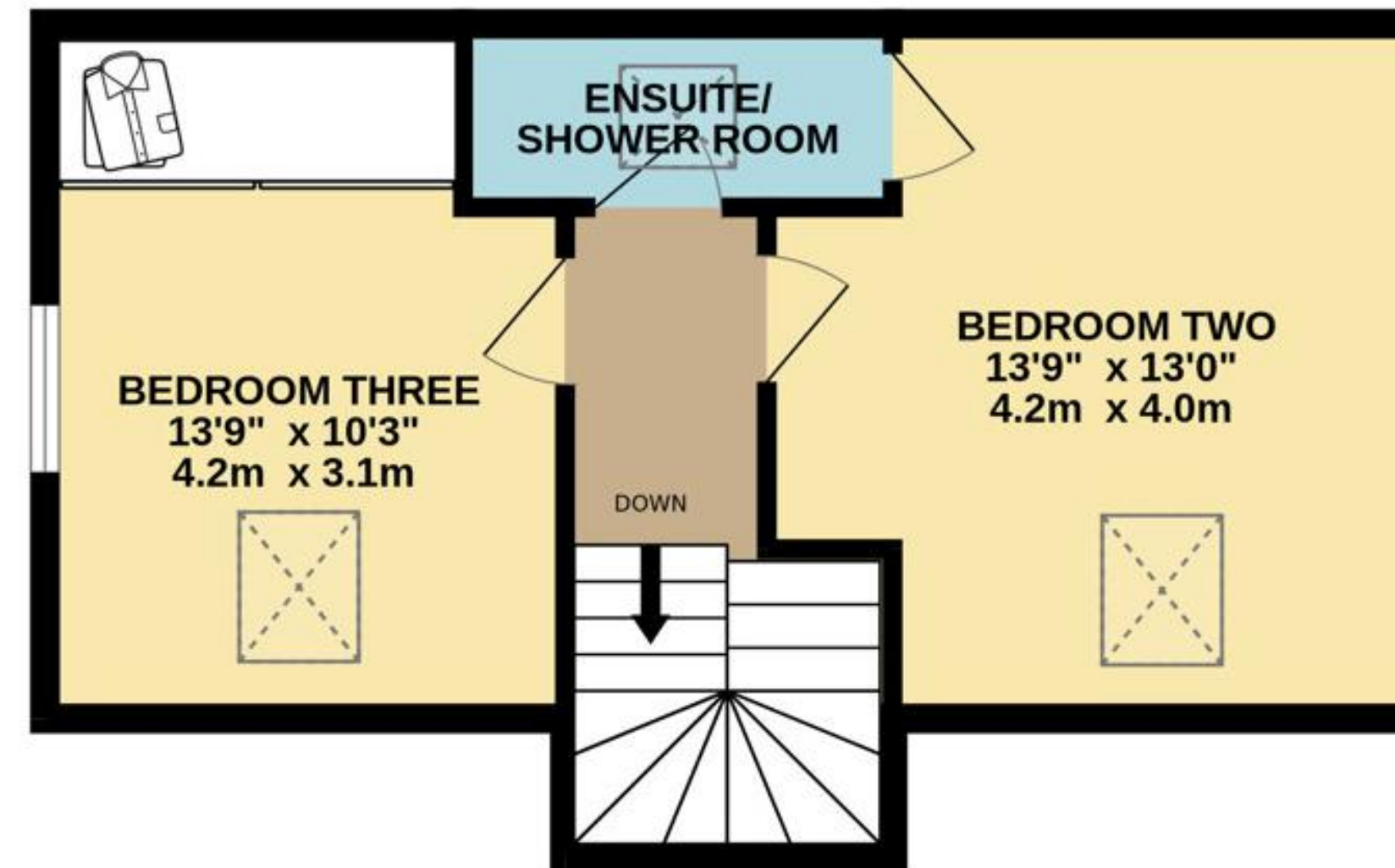
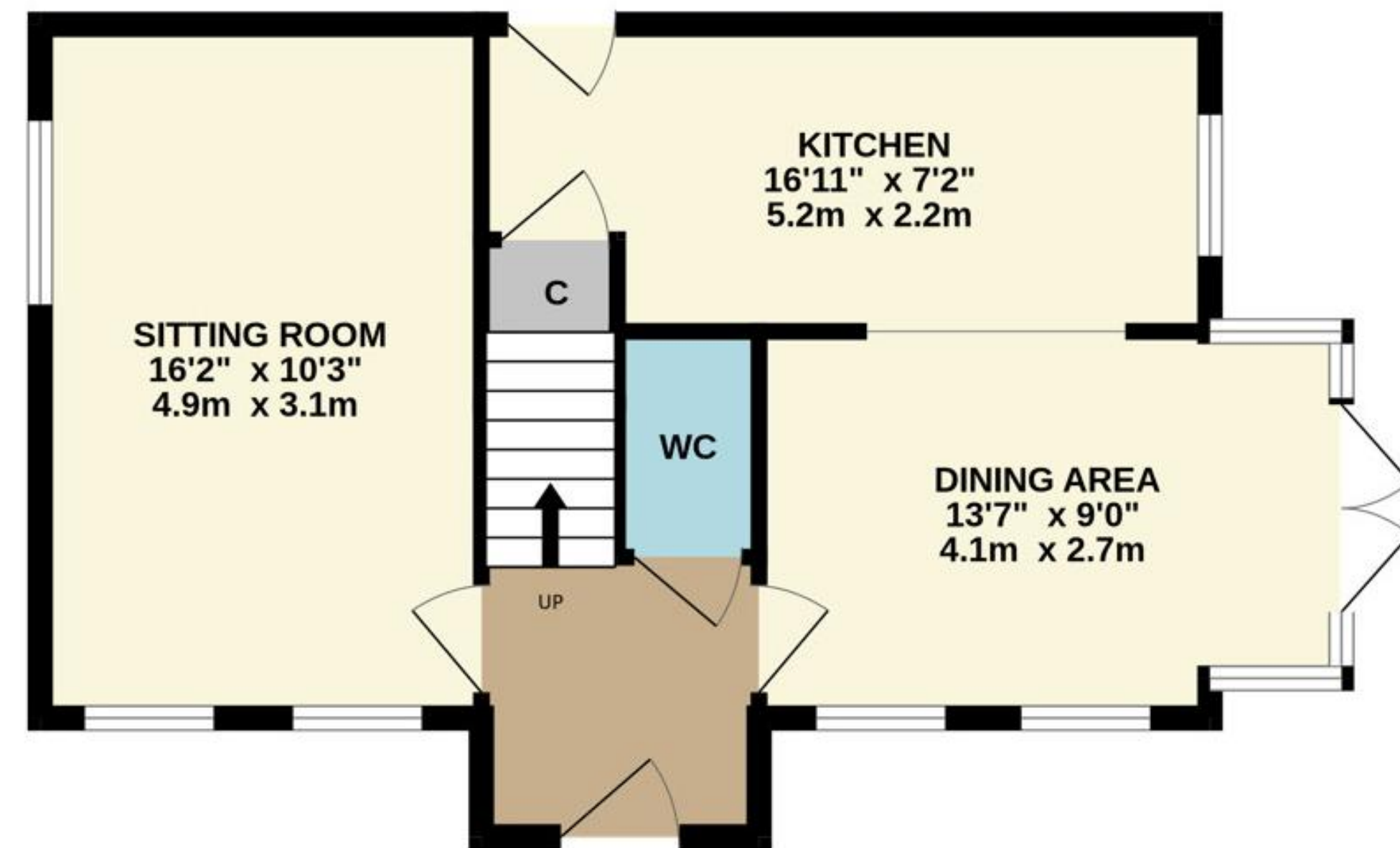
Important Information

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.

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 : 1467 sq.ft. (136.3 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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