



Smiths  
your property experts



# Damson Road

## East Leake

- Immaculate and modern three-storey family home
- Built by Davidson Homes in 2016 to the 'Thornton' design
- Situated in a small and desirable development
- Three good-sized bedrooms and two bathrooms
- Kitchen, living and dining area and a separate sitting room
- Private driveway and a garage with power
- Landscaped rear gardens with an open aspect over countryside
- Remainder of the 10-year NHBC warranty

## General Description

Smiths Property Experts offer to the market this immaculate and modern family home, constructed by highly regarded local builders Davidson Homes in 2016 to the popular 'Thornton' design. The property has been in the sellers ownership since new and is situated in a small development in the sought-after Rushcliffe village of East Leake.

The property features a cul-de-sac location with a private driveway, garage, and North West facing rear gardens full of interest and with an open aspect over open countryside to the rear. The property provides easy access to both the village centre and the surrounding countryside within a few minutes' walk.







## The Property

Boasting approximately 1,100 square feet of living space internally and offering the remainder of its 10-year NHBC warranty, the property features immaculate, high-specification living space set across three floors.

There is an entrance hall with stairs rising to the first floor, a sitting room, and a contemporary open-plan kitchen with zoned living and dining areas, as well as direct garden access via glazed French doors. There is also a downstairs WC and a useful pantry. On the first floor, there are two good-sized double bedrooms, one with in-built wardrobes, and an immaculate family bathroom. The principal bedroom suite is a particular feature of this lovely home: a large double bedroom on the second floor with a bank of in-built wardrobes and en-suite facilities.

## The Outside

The property occupies a peaceful position with low-maintenance front gardens and a private driveway to the right-hand side with off-road parking for two vehicles. There is a useful garage with an up-and-over door, power, lighting, and a personnel door to give access from the garden.



The rear gardens are full of interest, with full afternoon sun and an open aspect across open countryside to the rear. There is an improved paved seating terrace to the immediate rear of the property, and to the rear is a central lawned area with well-stocked borders to either side.





## 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 a library. There is also a 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.

## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: C.

Maintenance circa £300 per annum.

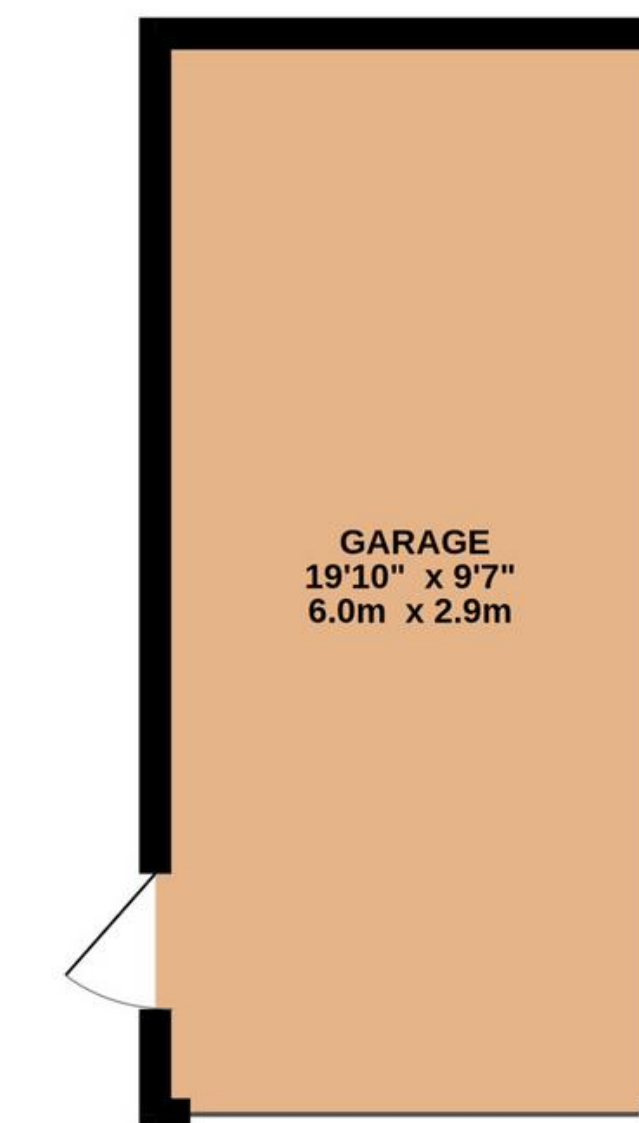
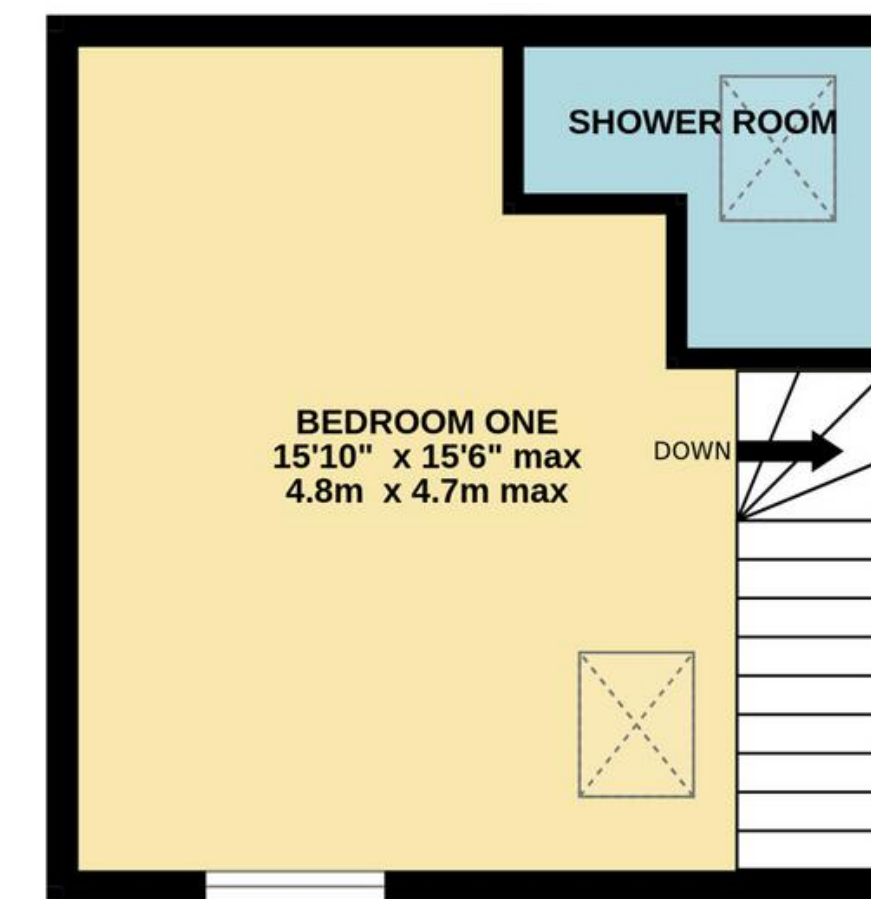
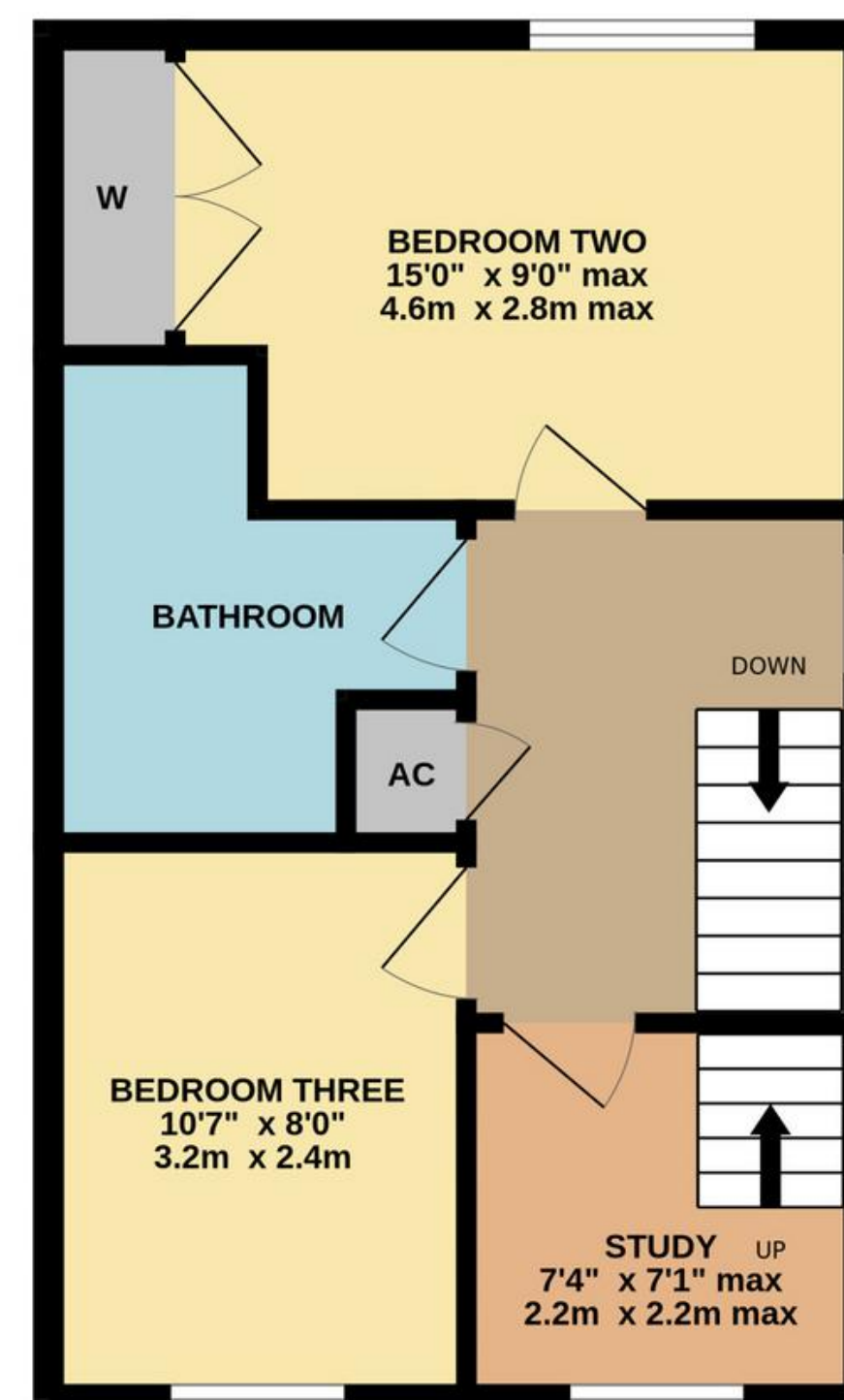
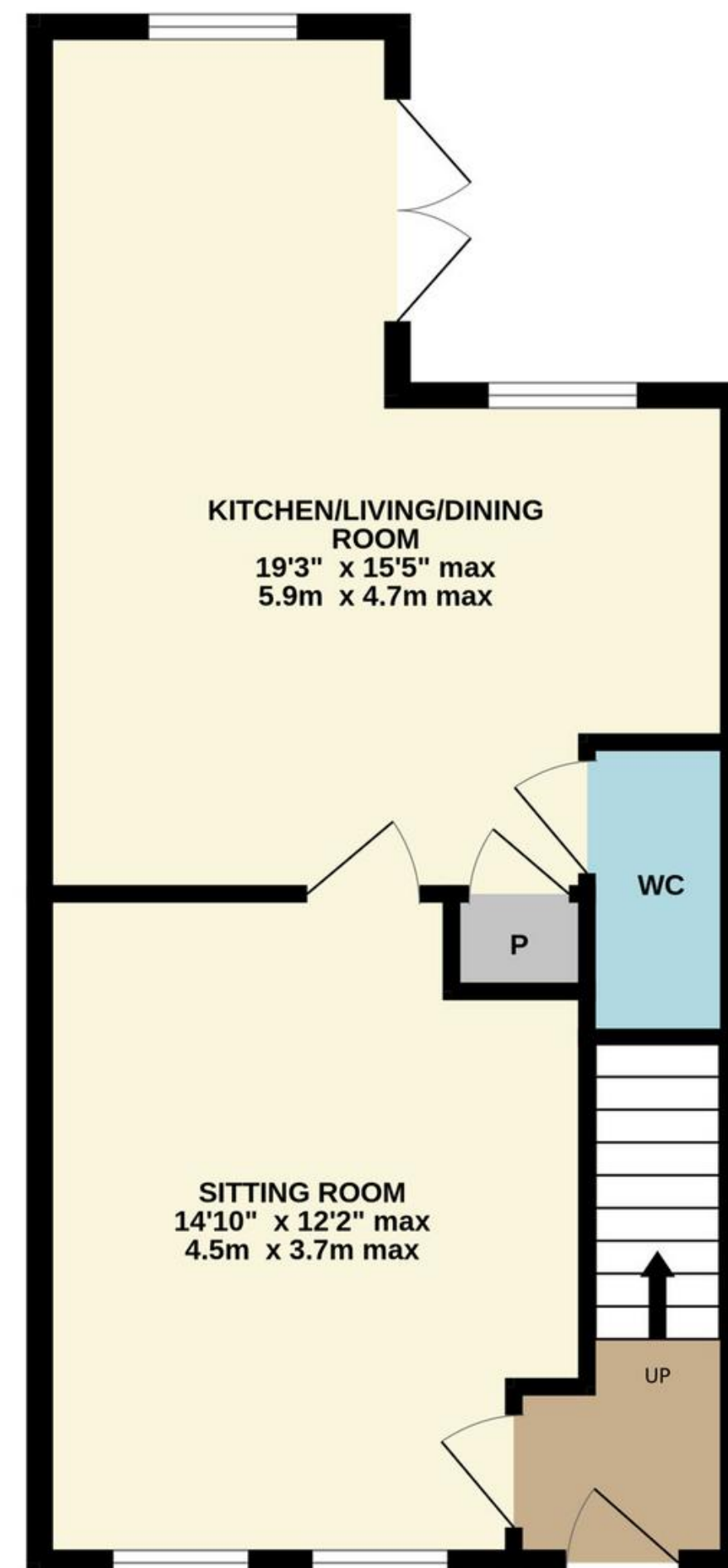
Local Authority: Rushcliffe Borough Council.

## 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 : 1298 sq.ft. (120.5 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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