



Smiths
your property experts

Thistle Bank

East Leake

- Available from June 2023
- Three bedroom semi-detached home
- Short walk from the village centre
- Kitchen and two reception rooms
- Off-road parking and a single garage
- Lawned rear gardens with a sunny aspect
- Long term let - Unfurnished

General Description

Smiths Property Experts are favoured with instruction to market this mature three-bedroom semi-detached home in the heart of the sought-after village of East Leake. The property is a long-term rental and offered with vacant possession from June 2023.

Location

The property is positioned on a private drive in a well-thought-of development just a short walk from the village centre, Meadow Park, and both primary and secondary schooling. 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. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.





The Property

Internally, the property affords three good-sized bedrooms and a family bathroom. The main bedroom has en-suite facilities and built-in wardrobes. The downstairs living space includes an entrance porch, sitting room, dining room and a modern fitted kitchen.

The Outside

Set behind a driveway and lawned front gardens, there is a garage and side access. To the rear are well-kept lawned rear gardens with a sunny aspect.

Letting Information

Long Term. Unfurnished.
Available from June 2023.

Property Information

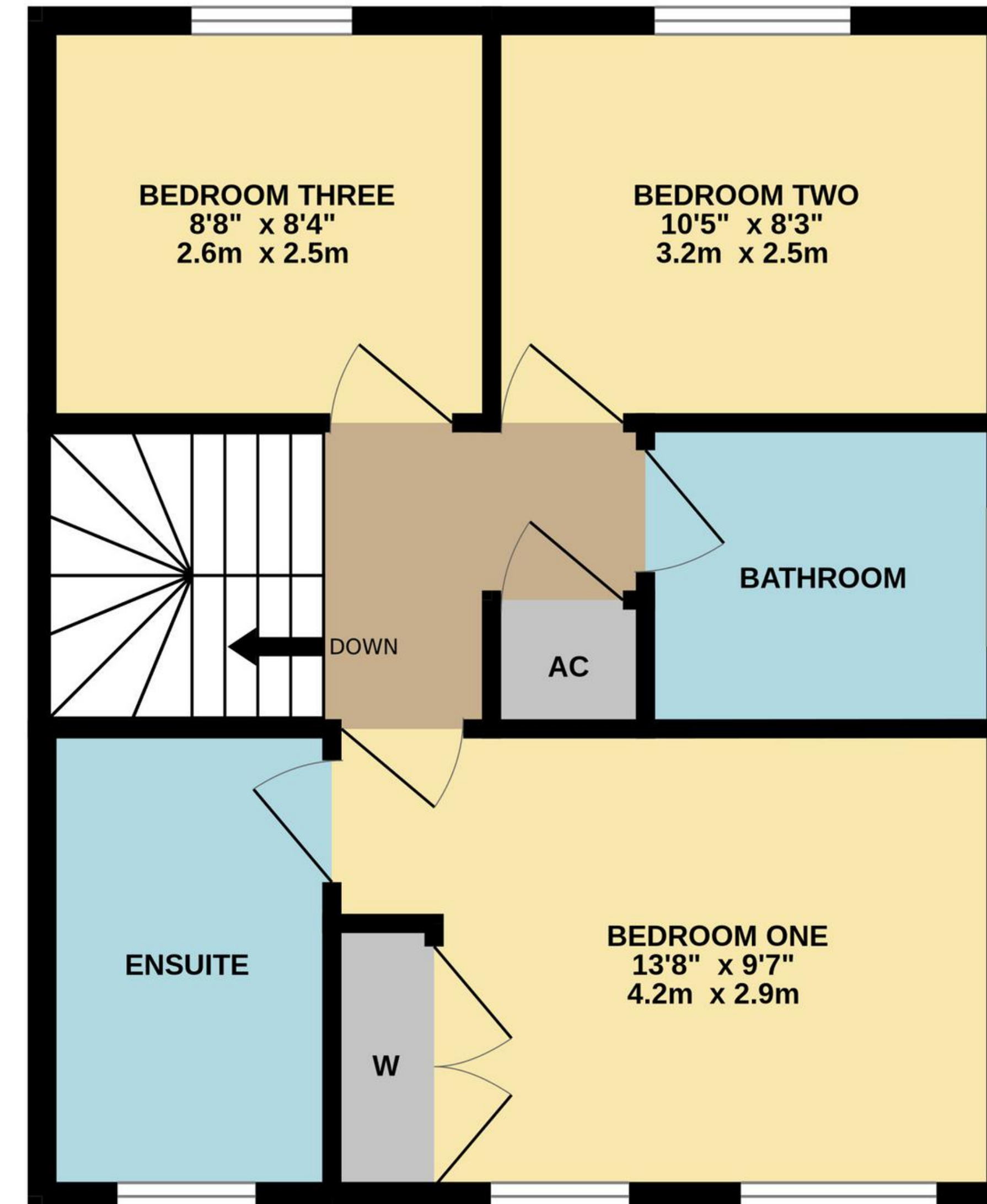
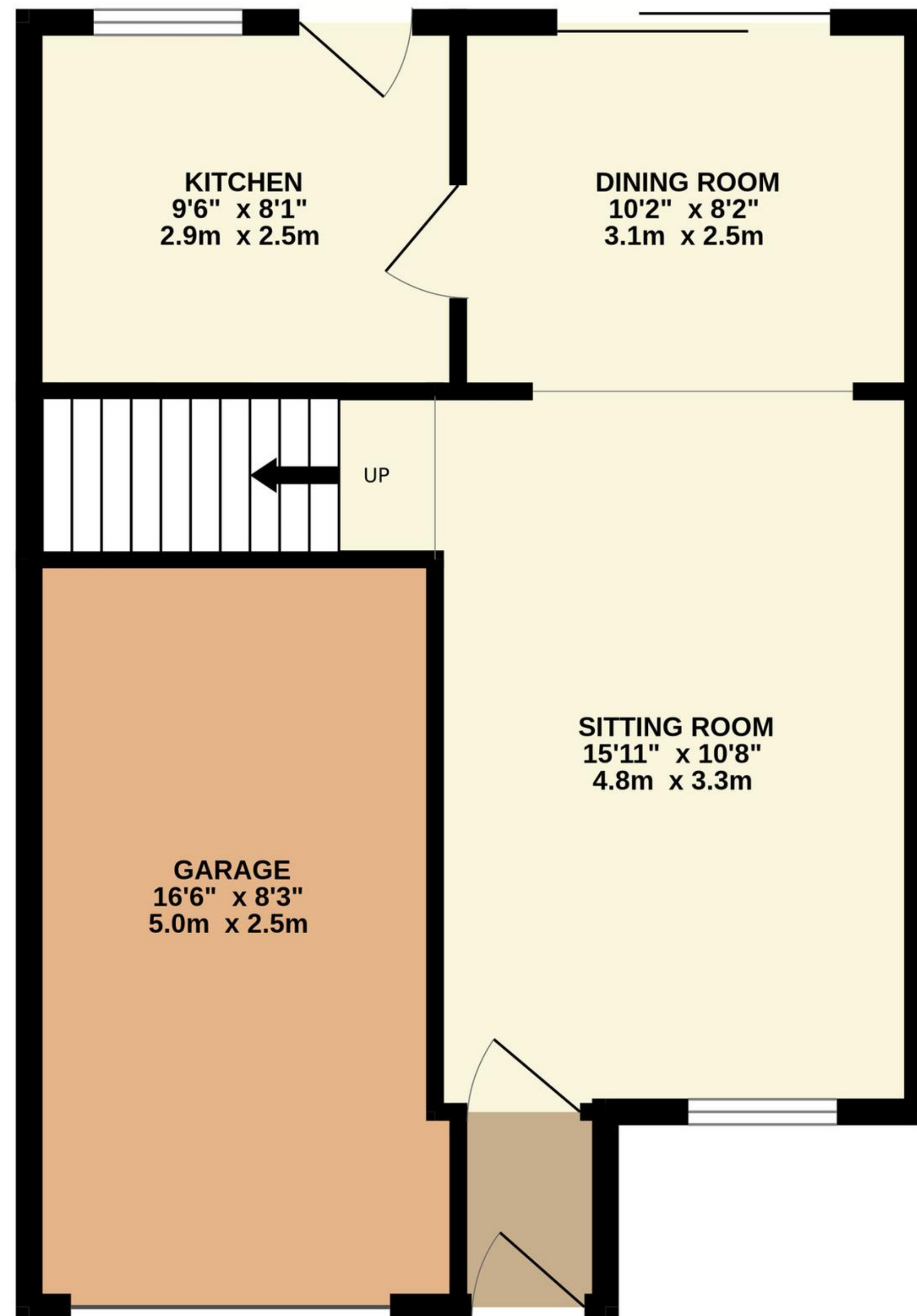
EPC Rating C.
Council Tax Band: C.
Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. All measurements should be treated as approximate and for general guidance only.







TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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