



Smiths
your property experts

Damson Road

East Leake

- Beautifully presented detached modern home
- Built in 2015 by Davidsons Homes
- Kitchen/diner with French doors and a separate utility room
- Sitting room with a bay window and recently fitted media wall
- Three good-sized bedrooms and two bathrooms
- Delightful landscaped gardens to the front and rear
- Driveway providing off-road parking and access to a garage
- Sold with the remainder of a 10-year NHBC warranty

General Description

Smiths Property Experts are favoured with instructions to market this beautifully presented three-bedroom detached home situated in a sought-after location in the highly regarded Rushcliffe village of East Leake. The property features a corner plot with a private driveway, a detached garage, and a beautiful 'turnkey' internal specification. The property provides easy access to both the village centre and the surrounding countryside within a few minutes' walk.

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service. East Midlands Airport is just six miles away.





The Property

Internally, the property provides a gross floor area of circa 935 square feet with immaculate and high-specification living space across two floors. There is an entrance hall, a sitting room with a bay window and recently fitted media wall, a contemporary kitchen/diner with direct garden access via glazed French doors, a downstairs WC, and a useful utility room. There are hard floors laid throughout the ground floor, and the kitchen has a full range of integrated appliances, complete with LED downlighters in the plinths. Upstairs, there are three bedrooms, all of which can accommodate double-sized beds, and an immaculate family bathroom. The main bedroom comes with fitted wardrobes and en-suite facilities.

The Outside

The property occupies a prominent corner plot with a manicured Red Robin hedgerow to the perimeter. There are also lawned front gardens with an array of evergreen shrubbery and a pathway to the front door. The private rear gardens have an attractive brick wall boundary to one side and are landscaped around a central lawn with well-stocked borders. There is a timber deck to the immediate rear of the main house with LED uplighters and a flag-laid path to the bottom gate that leads out onto a private driveway. With off-road parking for two vehicles on the drive, there is also a good-sized detached garage with power and lighting.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: D.

Maintenance circa £320 per annum.

Local Authority: Rushcliffe Borough Council.

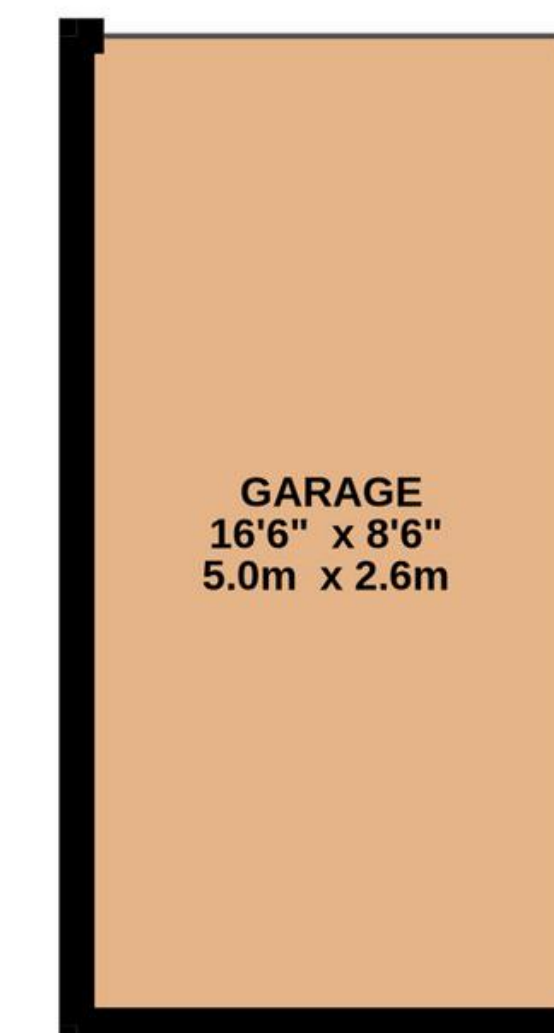
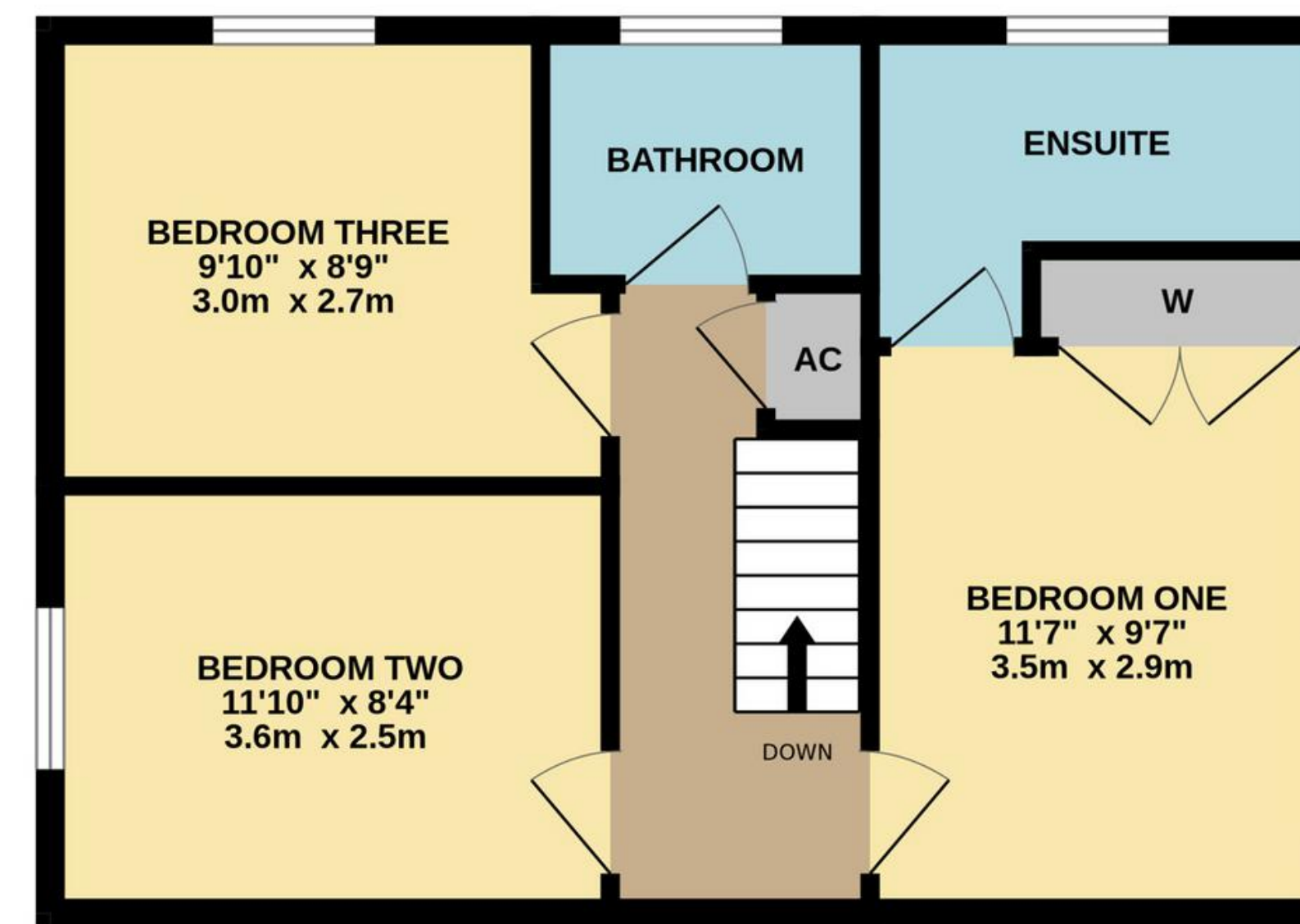
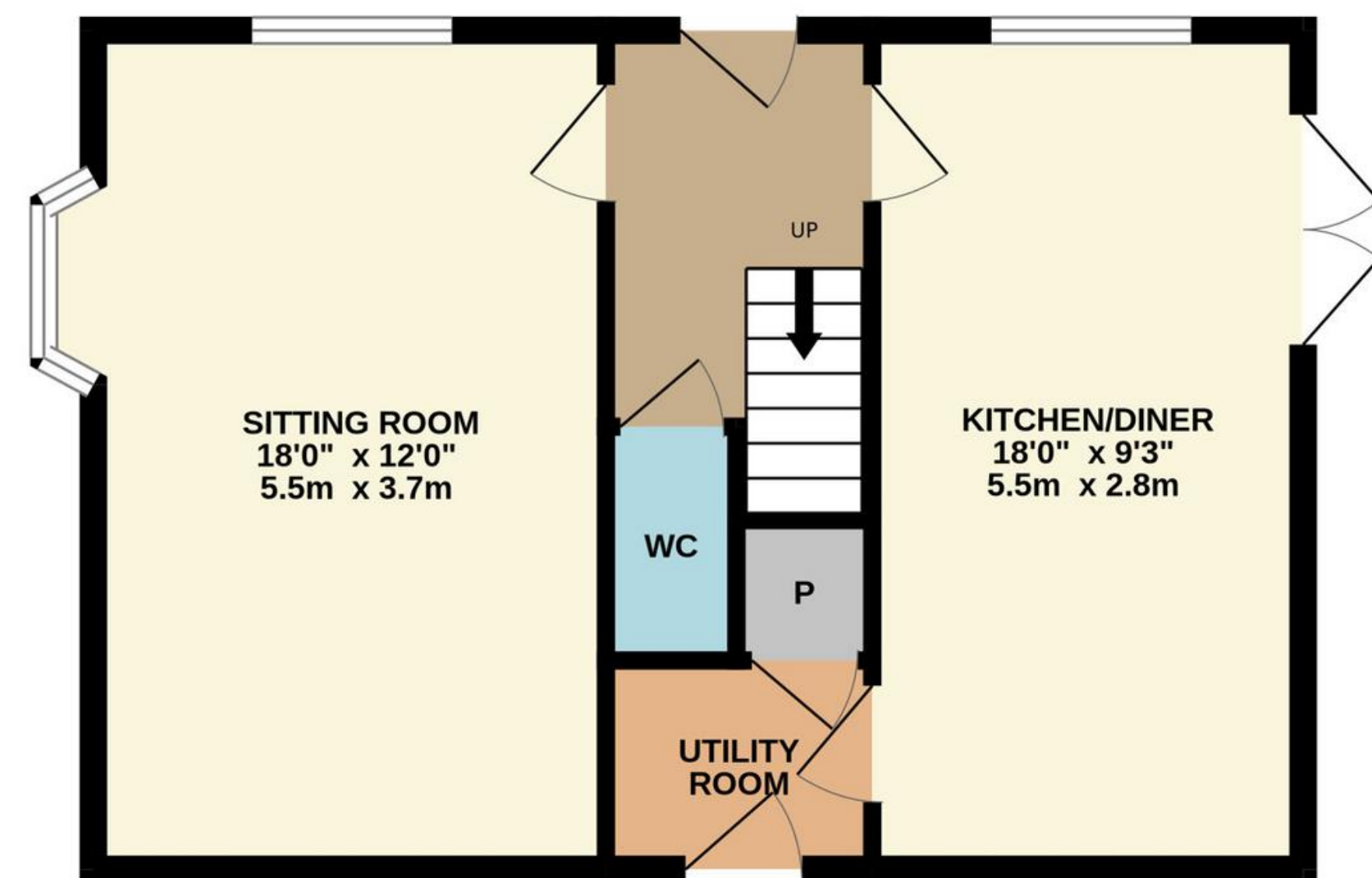
Important Information

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 : 1075 sq.ft. (99.9 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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