



Smiths
your property experts

Falcon Way

East Leake

- Immaculate and beautifully presented family home
- Built to the Chesham design by Barratt Homes in 2015
- Driveway with parking for up to three vehicles
- Oversized garage with power and a personnel door
- Four good-sized bedrooms and two bathrooms
- Open-plan kitchen with a utility cupboard
- Spacious sitting room with a beautiful bay window
- High-quality fitted wardrobes in two of the bedrooms

General Description

Smiths Property Experts offer to the market this immaculate and beautifully presented detached family home, built to the popular 'Chesham' design by Barratt Homes. This four bedroom property occupies a lovely position and is located in the sought-after village of East Leake. Conveniently situated, the property is just a five-minute walk away from East Leake Academy and Lantern Lane Primary School.

Location

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





The Property

This property was constructed by Barratt Homes in 2015 and is sold with the remainder of its 10-year NHBC warranty. The house is presented in excellent condition and boasts a floor area of approximately 1,150 square feet plus an oversized single garage. The living space is both immaculate and bright, centred around an open-plan kitchen and living area.

The entrance hall has a cloaks storage cupboard, w.c and stairs rising to the first-floor landing. There are two main living spaces comprising a bay-fronted sitting room and an open-plan kitchen with glazed doors providing direct garden access. The kitchen has a range of integrated appliances and, a separate utility cupboard. Upstairs and all accessed from the light first-floor landing are four good-sized bedrooms and a modern family bathroom. The main bedroom suite has separate en-suite facilities, and there are high-quality built-in wardrobes in the two larger bedrooms.

The loft is partially bordered across the two rear bedrooms, and the property is complete with a wired alarm that is serviced yearly. There is Virgin fibre to the property with sockets in the main bedroom and sitting room.

The Outside

The property occupies a prominent position in this well-designed development. To the front is open green space, and there is a driveway with parking for up to three vehicles in front of the oversized single garage with power and a personnel door. To the rear are private and secure gardens with a central lawn, seating terrace, and dual outdoor socket.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: D.

Maintenance Fee: approx. £300 per annum.

Local Authority: Rushcliffe Borough Council.

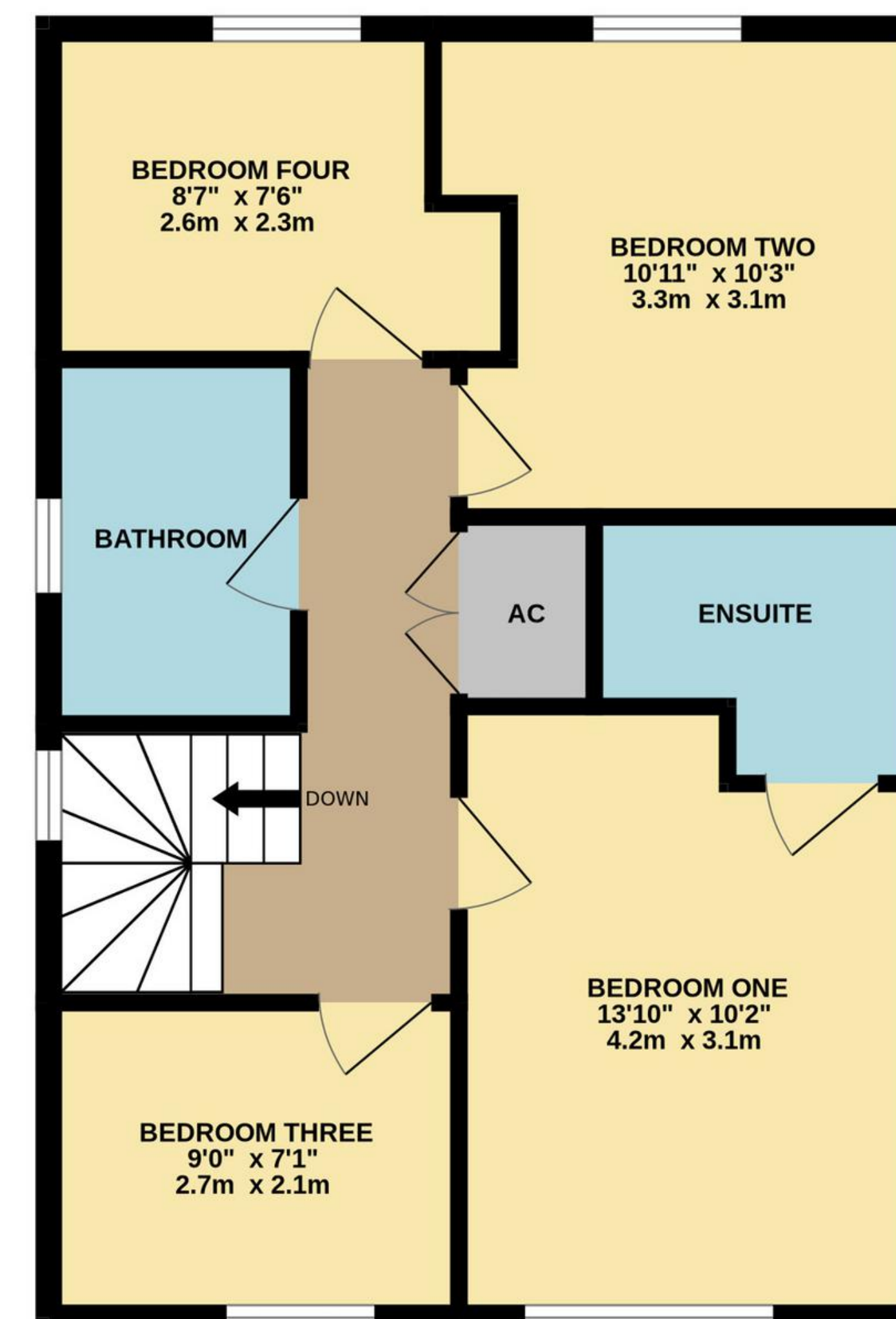
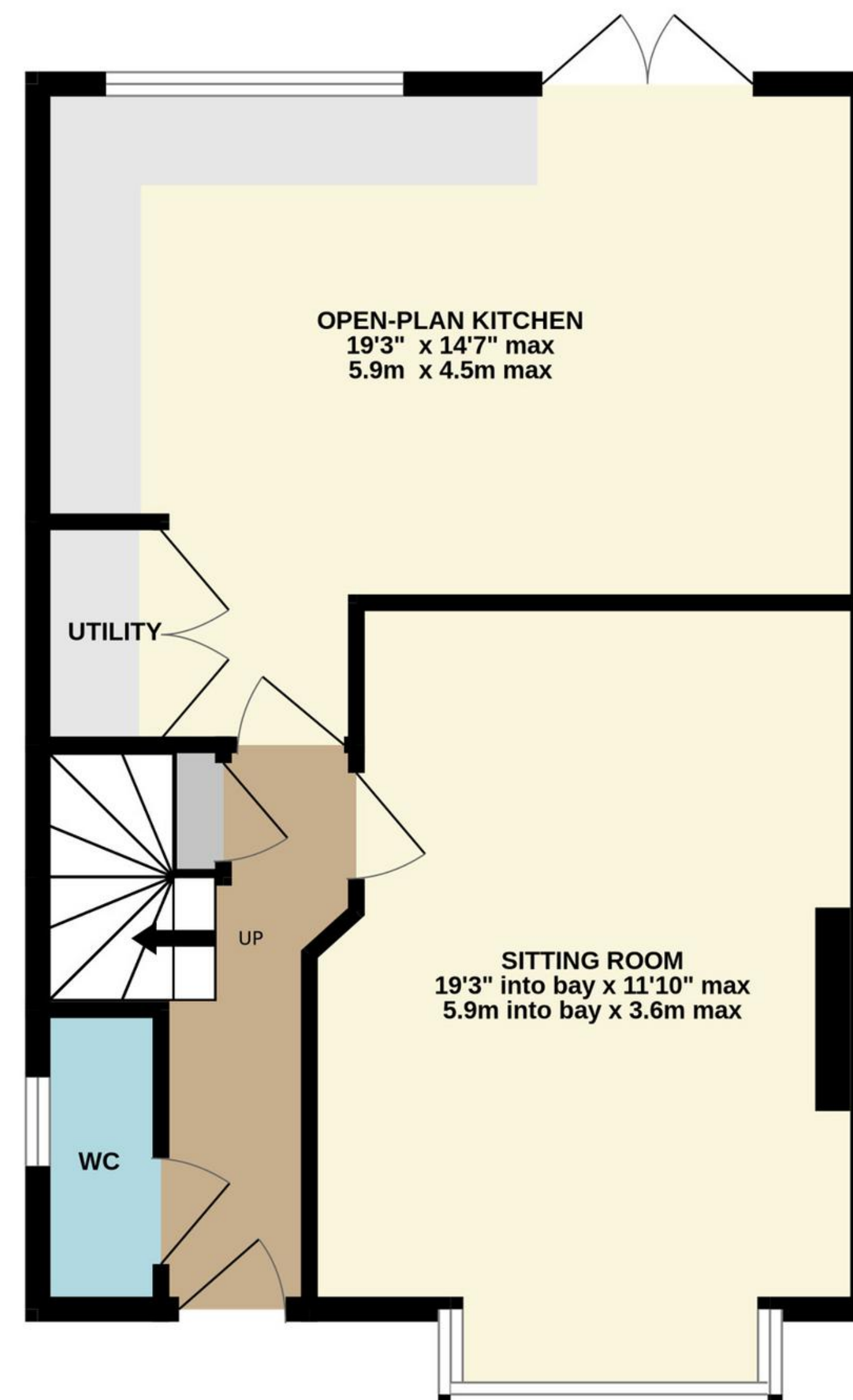
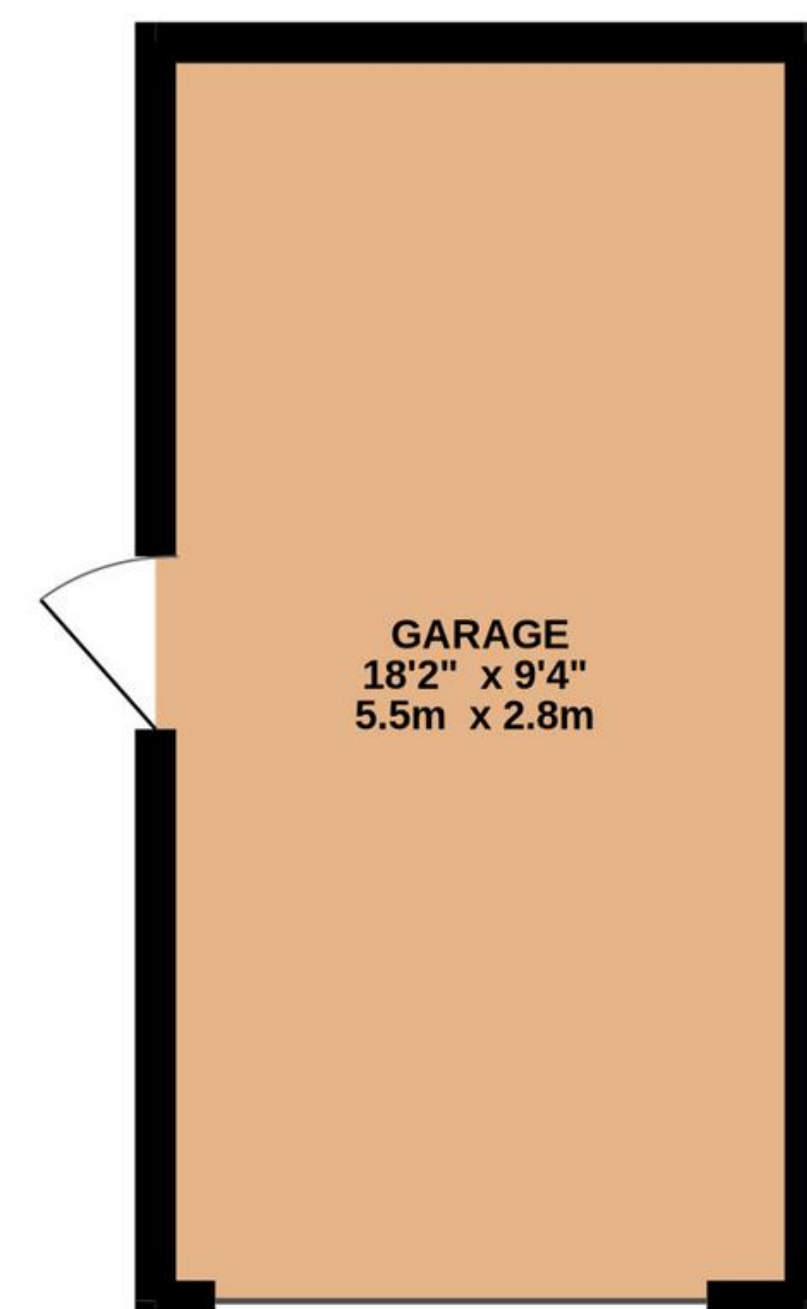
Important Information

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.

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 : 1295 sq.ft. (120.3 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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