



Smiths  
your property experts

# Mulberry Way

East Leake

- Beautifully presented detached family home
- Built by Davidsons Homes in 2015
- Open-plan kitchen/diner with a utility room
- Three bedrooms and two bathrooms
- Private driveway and an integrated garage
- Landscaped gardens to the rear
- Sought-after development close to open countryside

## General Description

Smiths Property Experts are delighted to offer to the market a beautifully presented three-bedroom detached home situated in a sought-after location within the village of East Leake. The property features a private double-width driveway, front and rear gardens, and modern living space laid across two floors. The property provides easy access to both the village centre and open countryside within a few minutes' walk.

## The Location

The village has a true community feel and spirit with excellent local schooling and a bustling High Street. The amenities include a bakery, greengrocers, a florist, and several coffee shops, pubs and eateries. There are beautiful countryside walks close by, 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 2015 by revered builders, Davidson's Homes, and benefits from the remainder of a 10-year NHBC warranty. The property is finished to a high specification and affords an attractive frontage, having been built in a 'period' style by the developers.

Internally, the property offers a gross floor area of circa 1,027 square feet with immaculate living space laid across two floors. There is an entrance hall, an integral garage, a sitting room, a beautiful shaker-style kitchen/diner with French doors providing direct garden access, a utility room, and a WC. The kitchen provides a full range of integrated appliances, including an AEG double oven.

Upstairs, there are three bedrooms, all of which can accommodate double-sized beds. The main bedroom comes with fitted wardrobes and an en-suite bathroom. There is also a family bathroom.

## The Outside

The property is set back from the road and has lawned front gardens with a 'red robin' hedgerow. There is a double-width private driveway leading to an integral garage with an up-and-over door, power, and lighting. To the rear of the property, there are landscaped gardens with a generous central lawn and two paved entertaining terraces, as well as a substantial timber shed.





## Property Information

EPC Rating: B.

Tenure: Freehold.

Maintenance Charge: £360 per annum (approx.).

Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

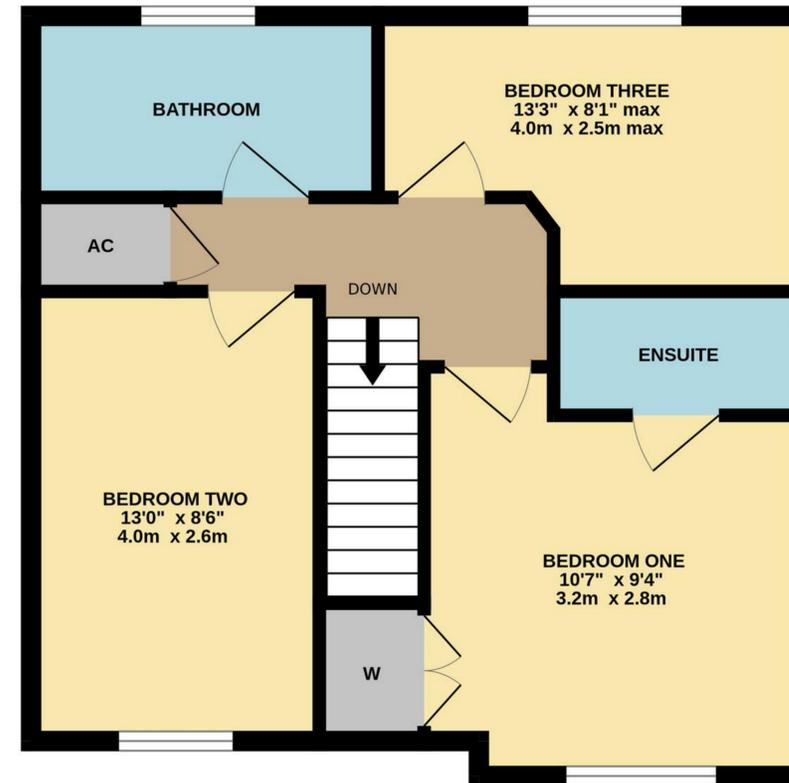
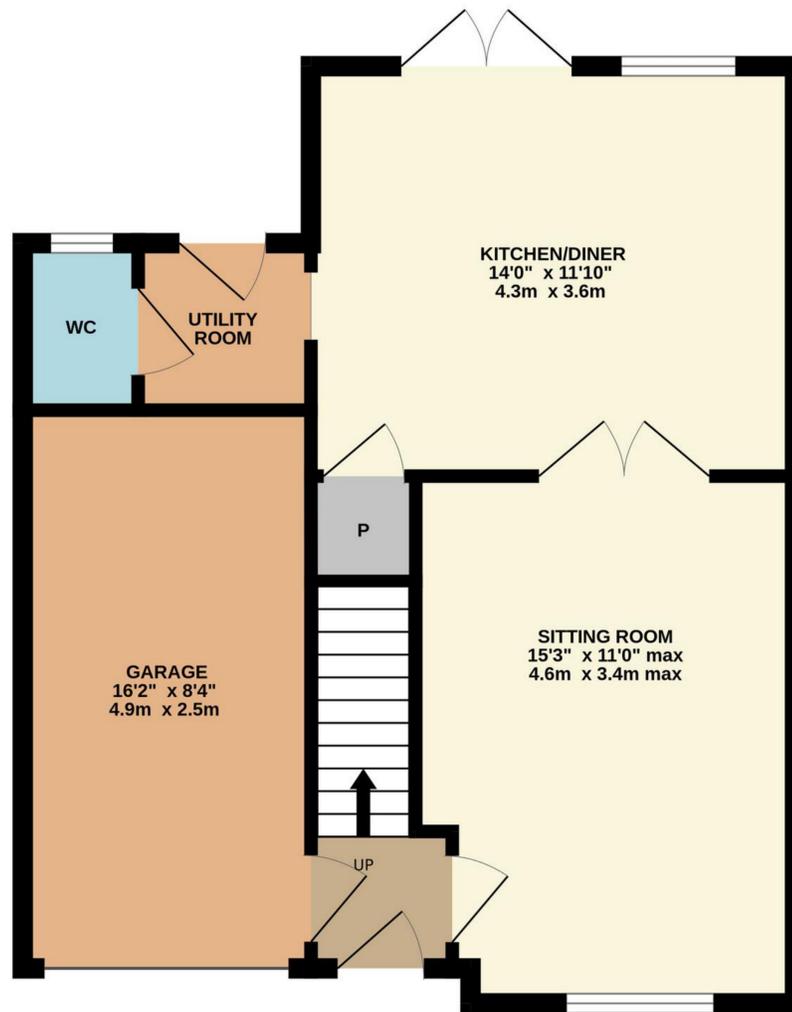
## Important Information

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 : 1027 sq.ft. (95.4 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



