



Smiths  
your property experts



# York Close

## East Leake

- No upward chain
- Beautifully maintained detached bungalow
- Flat walk to village amenities
- Peaceful location on the edge of Meadow Country Park
- Two double bedroom and a modern shower room
- Garage with electric roller shutter door
- Landscaped gardens with a West facing aspect

### General Description

Smiths Property Experts offer to the market, with no upward chain, a very well-presented detached bungalow in a super location that offers a flat walk to a full range of amenities. York Close fronts the village country park and is a short walk from St Mary's Church. The property is in excellent condition and ready to move in. There are landscaped West facing gardens to the rear with wheelchair-friendly access in all areas.

### 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 is situated on a cul-de-sac in a peaceful and idyllic location on the edge of Meadow Country Park. The gross floor area measures approximately 1,000 square feet, including the attached garage that has lighting, power, and a roller shutter electric door to the front.

The living space is offered in 'move-in' condition, having been well cared for by the current owner. There is uPVC double glazing and gas central heating throughout. The property features an entrance hall, a sitting room, a large kitchen/diner measuring 22 feet, two double bedrooms with built-in storage, and a newly appointed modern shower room. There is plenty of storage space, including an airing cupboard, utility cupboard, and ladder access to the loft that has been partially boarded. The property also benefits from a garden room extension at the rear, providing direct access to the newly landscaped gardens via glazed French doors.

## The Outside

Outside, the property offers an abundance of parking, with a low maintenance frontage and a gated private driveway to the right-hand side, leading in turn to the garage. There is wide side access to the rear West facing and private gardens that have been landscaped. A sandstone seating terrace and wheelchair-friendly path give access in a circular fashion through and around the borders, boundaries and beds, and there is a private timber pergola ideal for entertaining on summer evenings.







## Property Information

EPC rating: D

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

## Important Information

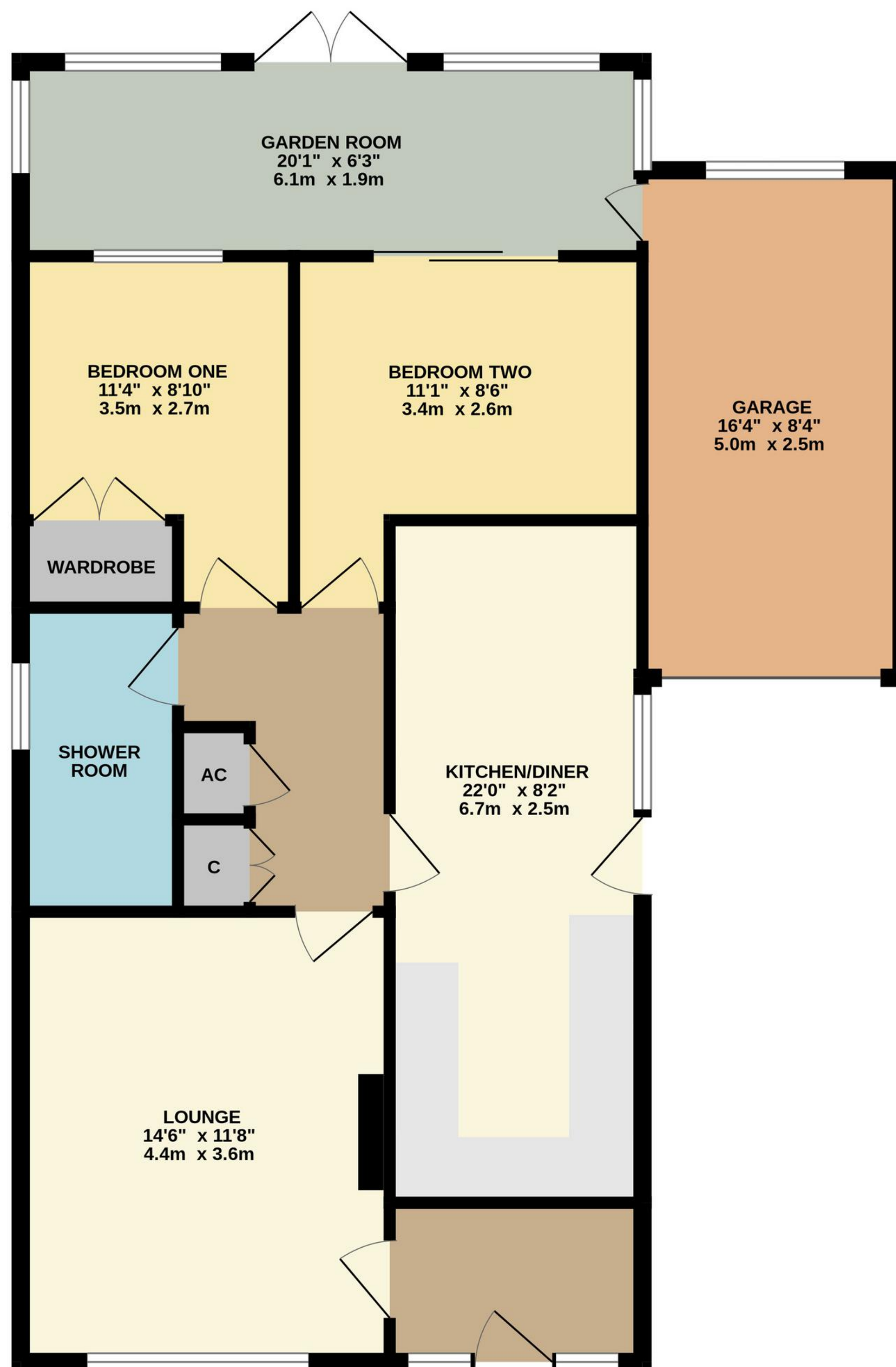
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars 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 : 975 sq.ft. (90.6 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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