



Smiths  
your property experts



# Maple Close

## East Leake

- No upward chain
- A light-filled two-bedroom bungalow
- Designated parking and a garage
- South West facing lawned rear gardens
- Well-regarded residential location
- Living/dining room opening through to a kitchen
- Three-piece bathroom suite
- Gas central heating and uPVC double glazing

### General Description

Smiths Property Experts offer to the market, with no upward chain, this two-bedroom bungalow with South West facing rear gardens, parking, and a garage. The property offers excellent value for money and is in a mature and well-regarded residential location in this sought-after village.

### Location

The property is within easy reach of the village centre and its wide range of amenities, including a doctor's surgery, dental practice, chemist, and library. There is also a bakery, greengrocers, and florist, as well as 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

The living accommodation affords uPVC double glazing and has central heating throughout. The light-filled living accommodation comprises an entrance hall, two bedrooms and a three-piece bathroom suite. The main living/dining room is generous and leads through to the kitchen, both rooms boasting direct garden access to the rear. Please note that the loft has been boarded and further insulated.

## The Outside

Of particular note are the South West private rear gardens that are mainly laid to lawn with a substantial timber workshop, and patio area.

Set in a crescent and centred around green space to the front, the property occupies a quiet and peaceful spot. There is designated parking to the immediate rear of the garden, and there is a single garage in a shared block.







## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

## Important Information

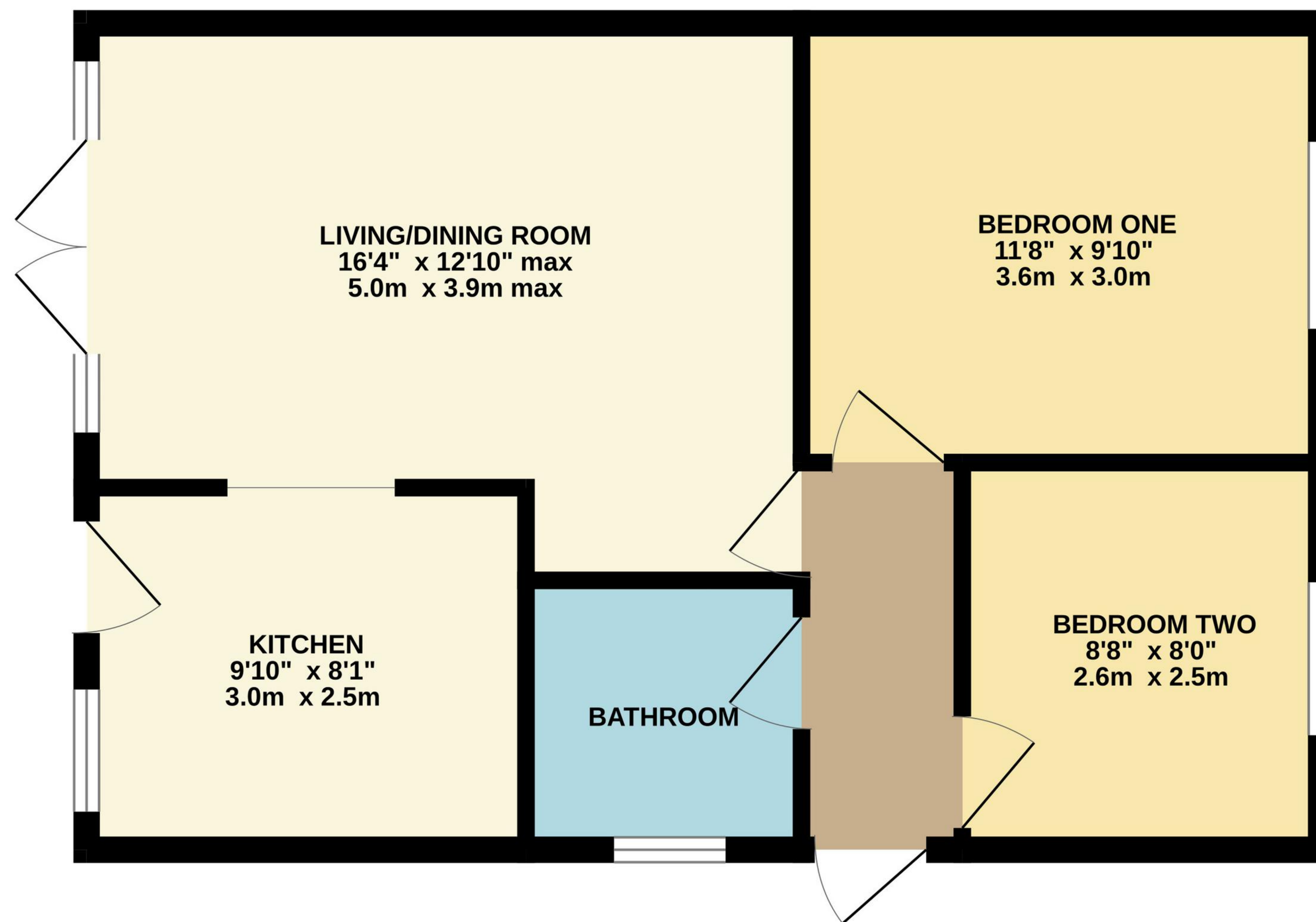
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars 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 : 510 sq.ft. (47.4 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.  
 Made with Metropix ©2024



01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)





