



Smiths
your property experts

Pipistrelle Close

East Leake

- Modern two-bedroom semi-detached home
- Excellent opportunity for a first-time buyer
- 70% of the market value both now and in the future
- Double-width parking to the front
- Generous and lawned rear gardens
- Close to the new village primary school
- Popular village with shops, cafes, and other amenities



General Description

Smiths Property Experts offer to the market this modern two-bedroom semi-detached home situated at the end of a cul-de-sac, complete with generous rear gardens and off-road parking for two vehicles.

The property is offered as a full 100% purchase but must be sold at 70% of the market value both now and in the future, offering a rarely available opportunity at this price point in the village.





The Property

Internally, expect to find modern and well-appointed living space extending to approximately 700 square feet. The entrance hall leads to a WC and sitting room, which in turn leads to the kitchen/diner with French doors opening out onto the generous gardens. Upstairs are two large double bedrooms and a contemporary family bathroom. The property is sold with the remainder of its 10-year NHBC warranty.

The Outside

The property is positioned at the end of a cul-de-sac with double-width parking to the front. The new Millside Spencer Academy primary school is located just a short walk away, and the centre of the village can be reached with a walk of about 10 minutes. The rear gardens are landscaped to a central lawn, and to the rear is a raised deck for entertaining and a timber shed.

The Location

The village has a strong sense of community, with excellent local schools and a bustling High Street. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as 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.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

Maintenance Charge: approximately £150.81 per annum.

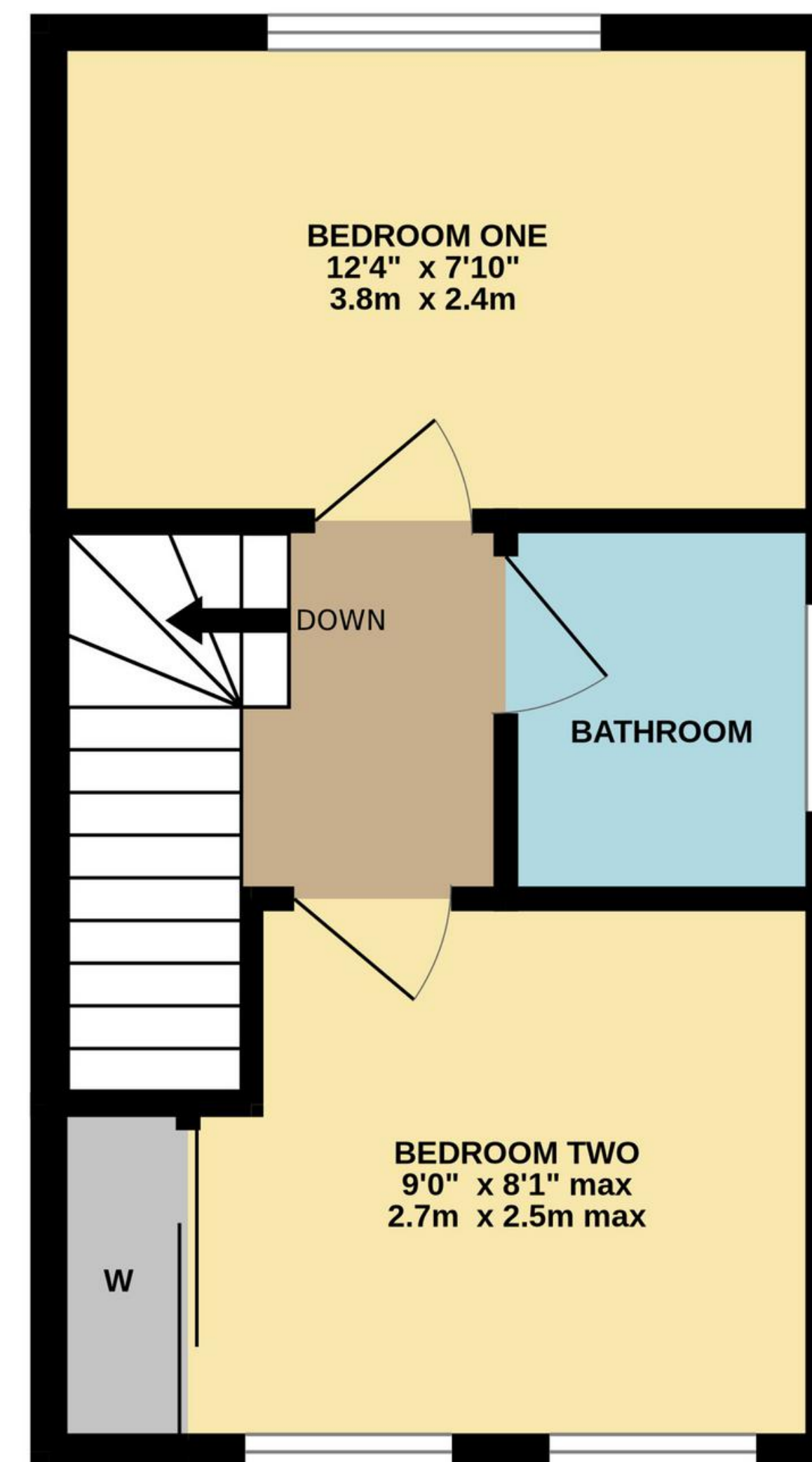
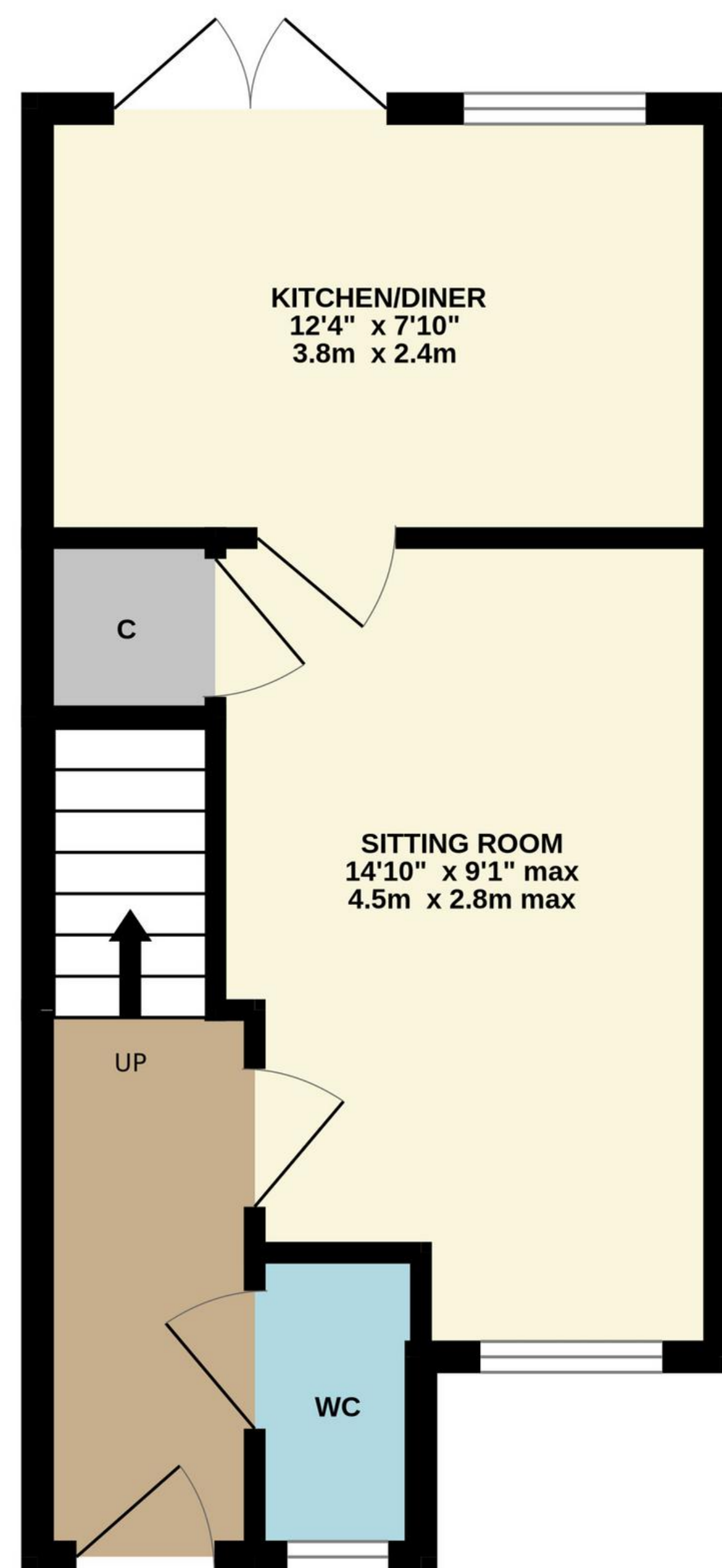
Important Information

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 : 582 sq.ft. (54.0 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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