



Smiths  
your property experts

# Salisbury Avenue

East Leake

- No upward chain
- Detached family home in a lovely position
- Spacious and light-filled living accommodation
- Private and mature West facing rear gardens
- Driveway and an oversized attached garage/workshop
- Four double bedrooms and a family bathroom
- Shaker-style fully fitted kitchen
- Stone's throw from the heart of the village



## General Description

Smiths Property Experts are delighted to offer to the market, with no upward chain, a four-bedroom detached family home in East Leake. The property is situated in an excellent location, just a stone's throw away from the heart of the village and all its amenities. The house is presented in good condition and boasts spacious, light-filled living accommodation, private West facing rear gardens, a garage, and a driveway.

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service. East Midlands Airport is just six miles away.





## The Property

The property is offered with vacant possession and no upward chain. The floor area measures approximately 1,300 square feet including the attached garage.

A spacious entrance hall has a cloak cupboard and access to a downstairs WC, and a shaker-style fully fitted kitchen to the front. To the rear is a superb living/dining room with direct access to the rear gardens. Laid around a central landing with a window to the side are four good-sized bedrooms; all capable of accepting double beds. There is also the airing cupboard and family bathroom.

## The Outside

The property is situated on Salisbury Avenue, occupying a peaceful residential location just a two-minute walk from the village centre and its amenities. The property is set back from the road behind front gardens with a private driveway to the left-hand side. There is also an oversized attached garage/workshop.

To the rear, there are private and mature West facing gardens that afford all afternoon sun. The gardens have artificial lawns with low-maintenance borders and beds. There is a seating terrace immediately behind the living accommodation and a raised deck behind the garage. The garage can also be accessed from the rear via a personnel door.





## Property Information

EPC Rating: D.

Tenure: Freehold. 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 : 1259 sq.ft. (117.0 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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