



Smiths  
your property experts



# Dormouse Close

## East Leake

- Immaculate and modern semi-detached home
- Built by Charles Church in 2021
- Sought-after position with a green outlook to the front
- Double-width parking to the front of the property
- Landscaped lawned gardens with an entertaining terrace
- Three bedrooms and two bathrooms
- Modern kitchen/diner and a good-sized sitting room
- Sold with the remainder of its NHBC warranty

## General Description

Smiths Property Experts offer to the market this immaculate and modern three-bedroom semi-detached home. The property occupies a private and sought-after position with a green outlook to the front on a private shared driveway in East Leake. The property was built by Charles Church and is being sold with the remainder of its NHBC warranty.

## The Location

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

Internally, the property is presented in 'turnkey' condition, offering approximately 700 square feet of modern and light-filled living accommodation laid over two floors.

The front porch leads to an entrance hall with a separate WC. Beyond is a good-sized sitting room with an understairs cupboard, which gives access to a lovely modern kitchen/diner with direct garden access via glazed French doors. Upstairs are three bedrooms and the family bathroom. The main bedroom also boasts fitted wardrobes and en-suite facilities.

## The Outside

The property affords double-width parking to the front and landscaped lawned gardens to the rear with a view over the development below. There is a pretty entertaining terrace and gated rear access to the right-hand side of the house.







## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

## Important Information

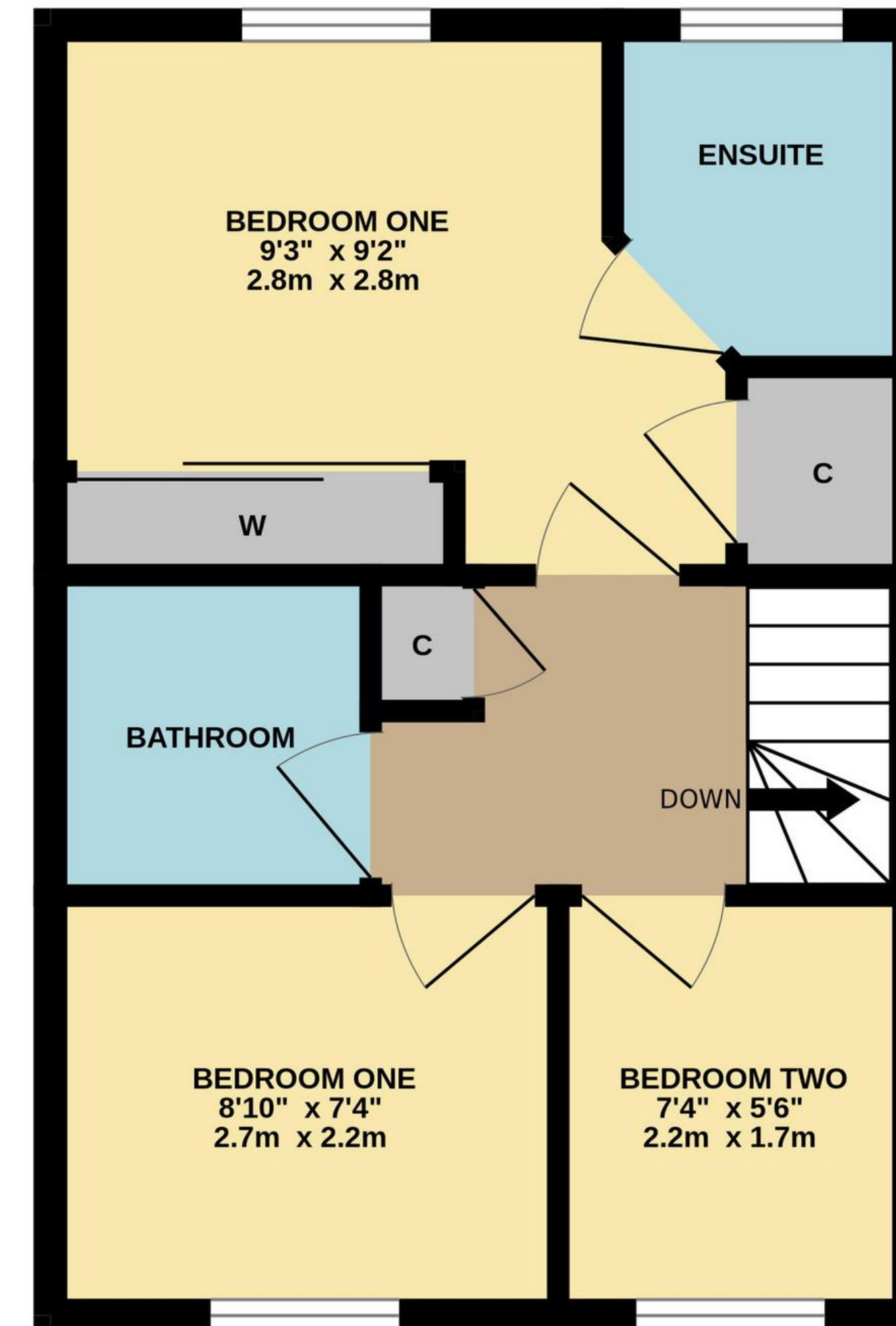
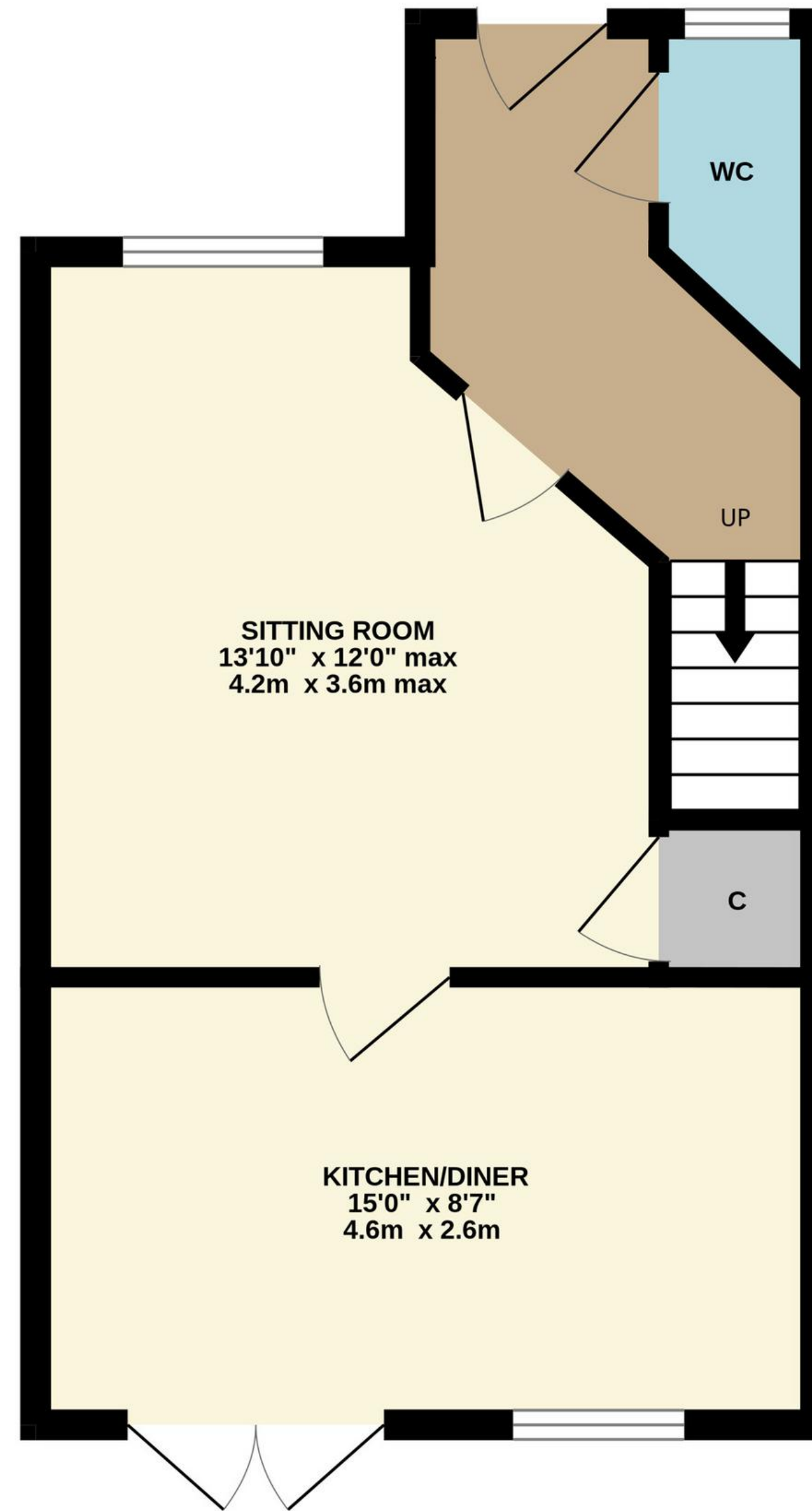
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## Smiths Property Experts

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 : 707 sq.ft. (65.7 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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