



Smiths
your property experts

Admiral Close

East Leake

- Beautifully presented modern home
- Lovely South West facing landscaped garden
- Two double bedrooms and a bathroom
- Contemporary kitchen/diner with French doors
- Lovingly maintained with homely interiors
- Open aspect across green space to the front
- Off-road parking for two vehicles and a visitors space
- Remainder of the 10-year NHBC warranty

General Description

Smiths Property Experts are excited to present this modern home, featuring two double bedrooms, a kitchen/diner, and two side-by-side private parking spaces to the front, along with additional visitor space. The property offers an open aspect across green space to the front and a South-West facing landscaped garden to the rear, which enjoys all day sun. Located in the highly regarded Rushcliffe village of East Leake, the village centre is just a short walk away via the pretty Brookside.

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.





The Property

Internally, you can expect to find a modern and beautifully presented living space that covers an area of approximately 571 square feet. The property offers the remainder of its 10-year NHBC warranty, as well as gas central heating and uPVC double glazing throughout.

In summary, the accommodation comprises an entrance hall, a WC, a sitting room with under-stairs storage, and a kitchen/diner with direct garden access via glazed doors. Upstairs, there are two generous double bedrooms and a lovely family bathroom, all accessible via a generous landing.

The Outside

The property sits in a quiet residential area, just a short and flat walk from the village centre. The brand-new Millside Academy primary school is just a five-minute walk away, situated on the edge of the development.

To the front is an open aspect over green space, and there are two side-by-side parking spaces, as well as an additional visitor space. To the rear is a private rear garden with a South West facing aspect, landscaped with an entertaining terrace.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: B.

Maintenance: approx. £148 per annum.

Local Authority: Rushcliffe Borough Council.

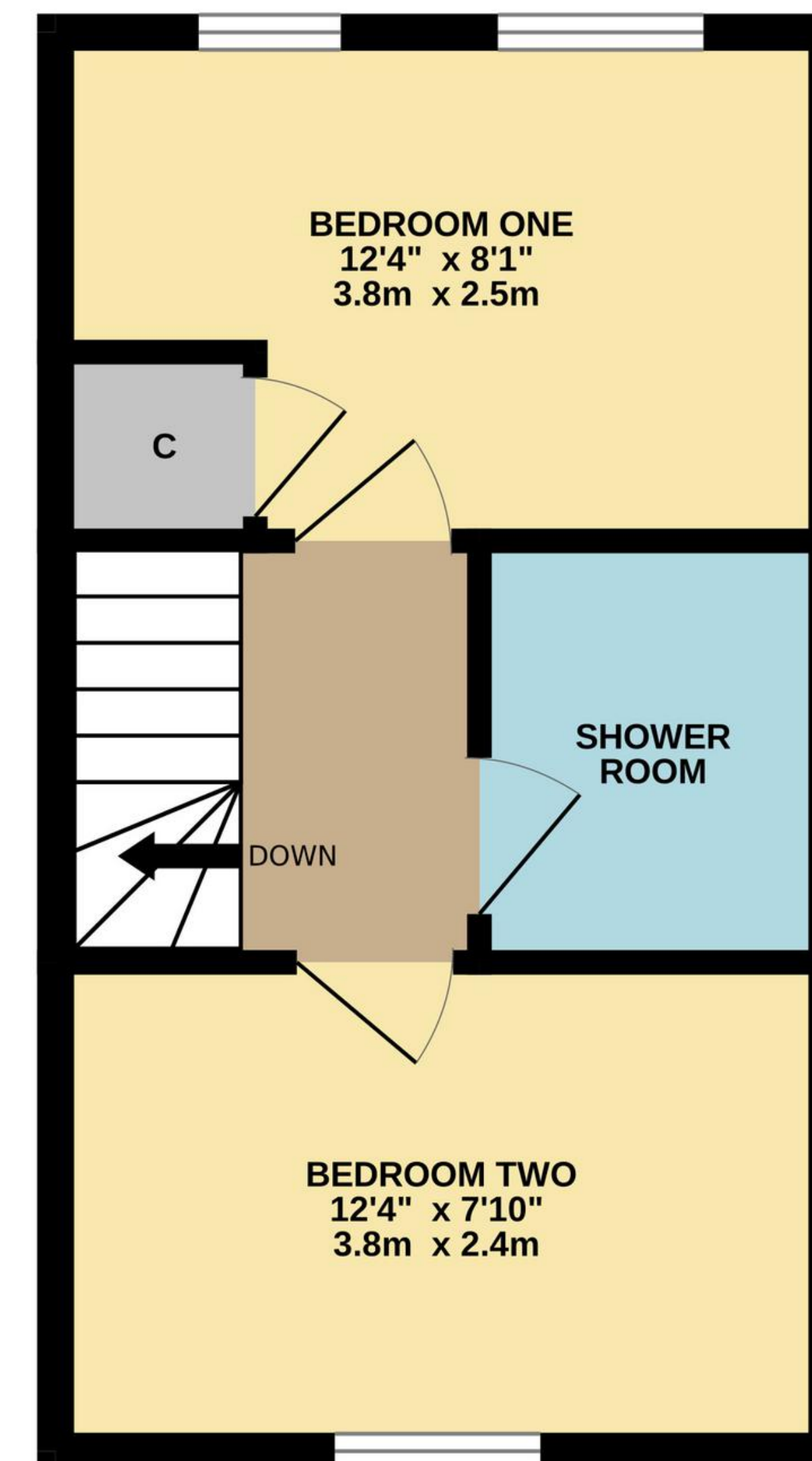
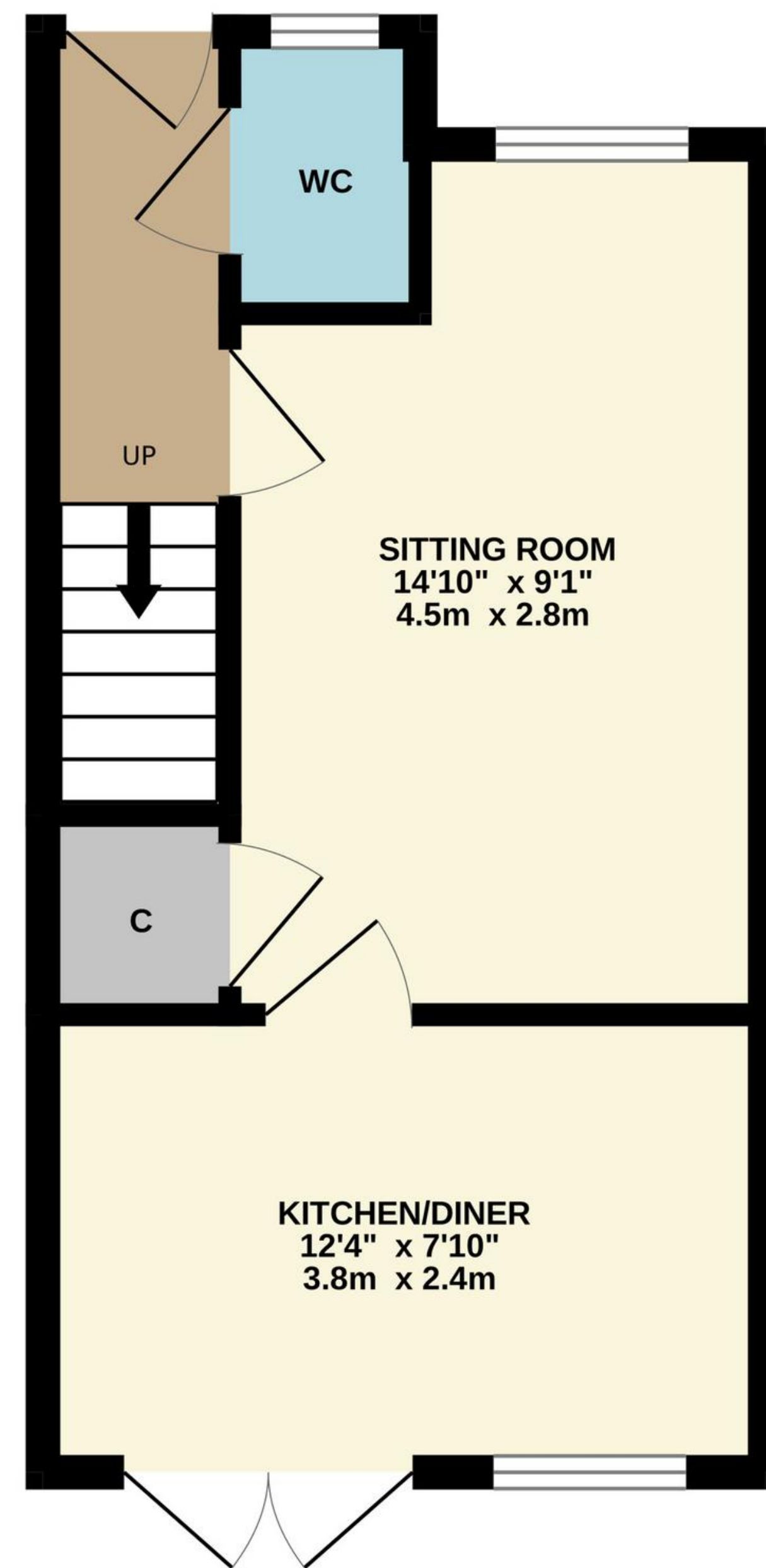
Important Information

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 : 571 sq.ft. (53.0 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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