



Smiths  
your property experts



# Elm Avenue

## East Leake

- No upward chain
- Considerably upgraded semi-detached home
- 'Move-in' condition with light and modern living space
- Three good-sized bedrooms and a family bathroom
- Two reception rooms and a fully fitted kitchen
- Generous plot with South West facing gardens
- Detached summer house and a timber workshop
- Excellent first-time home or investment purchase

### General Description

Smiths Property Experts offer to the market with no upward chain, this immaculate and considerably upgraded three-bedroom semi-detached home. The property occupies a generous and impressive plot with private South West facing rear gardens.

Constructed in the late 1940s in a permanent BISF construction, the property has undergone upgrades, including a new boiler installed in August 2021. This property would be an excellent first-time purchase or investment, offering exceptional value for money in a highly regarded village location.







## The Property

The property is presented in excellent condition for its price point and type. The floor area measures a generous 1,000 square feet, presented in 'move-in' condition with light and bright living space, gas central heating and uPVC double glazing. The accommodation comprises an entrance hall with an under-stairs store, a fully fitted kitchen with a utility room, a dining room, and a super sitting room. Upstairs are three good-sized bedrooms, including two large doubles, and a modern family bathroom.

## The Outside

Set back from a quiet road behind a high-level hedgerow and front gardens that have the potential for conversion into a driveway, the property has a large plot that extends to the right-hand side and to the rear of the main house. There are generous lawned gardens with a South West and private aspect, along with several good quality outbuildings. A former coal store is attached to the house and now provides useful storage space. At the bottom of the garden, there is a substantial timber workshop with power and lighting, as well as a detached summer house with a uPVC window and door, power, and lighting.



## 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.





## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

## Important Information

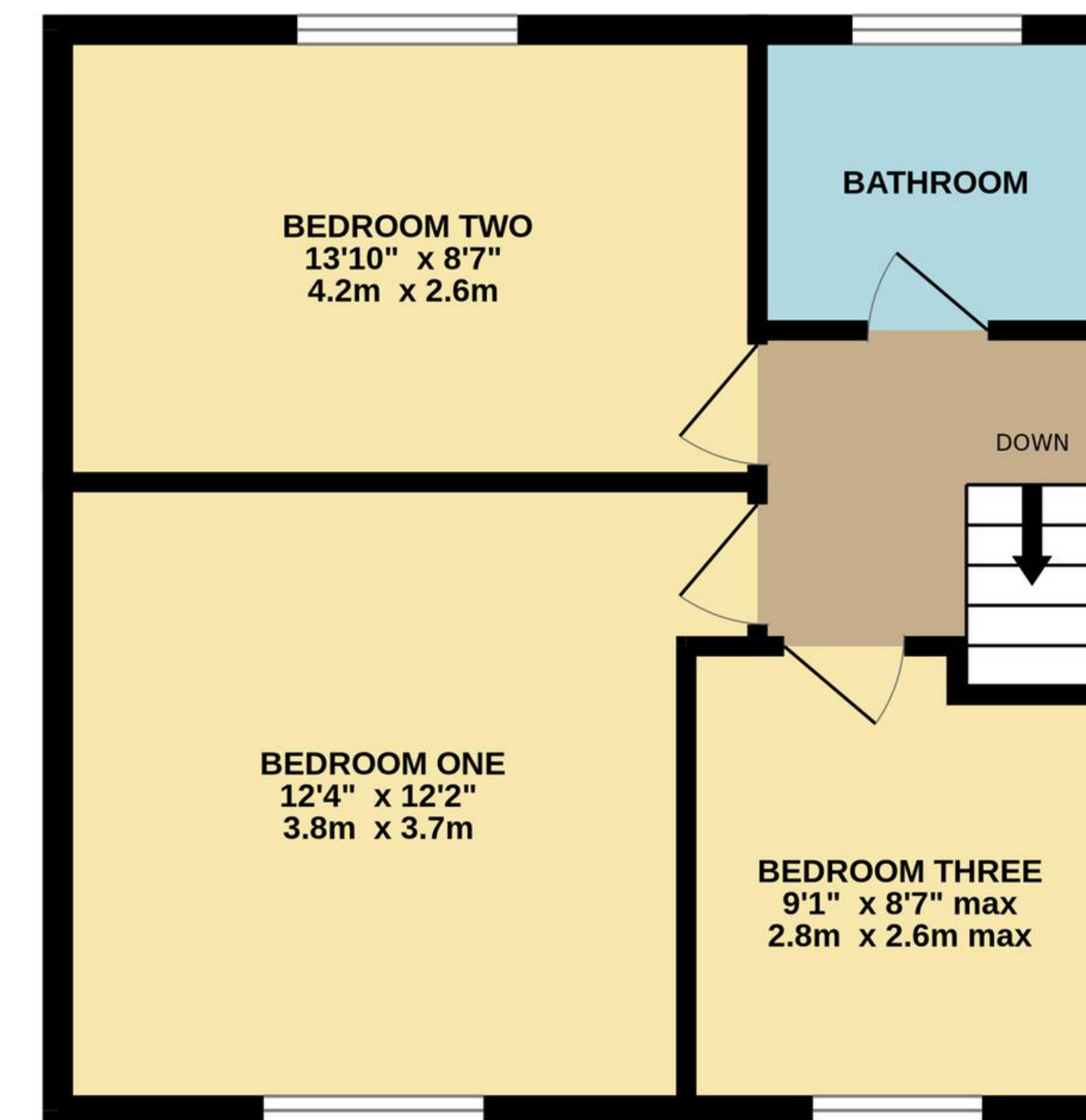
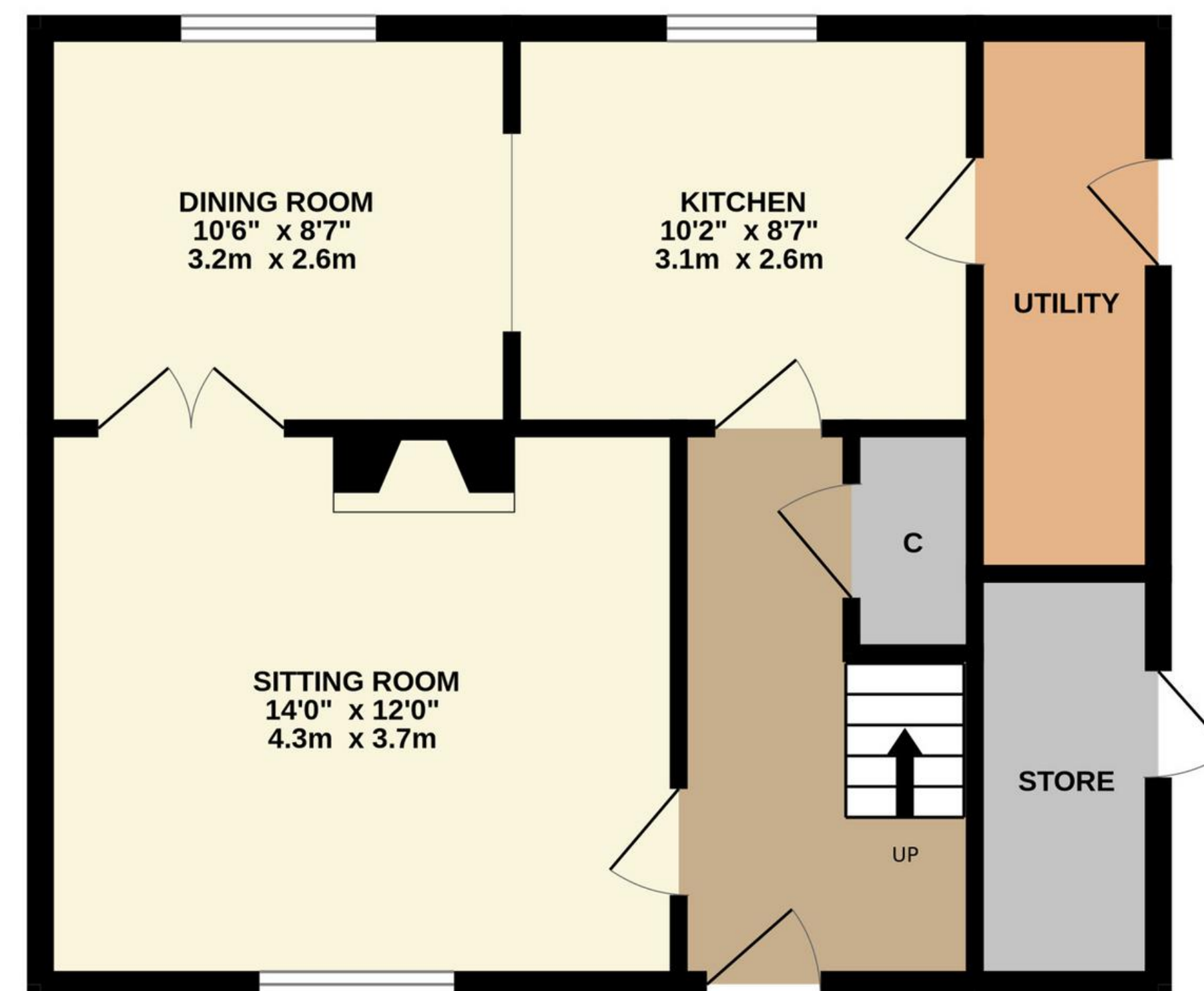
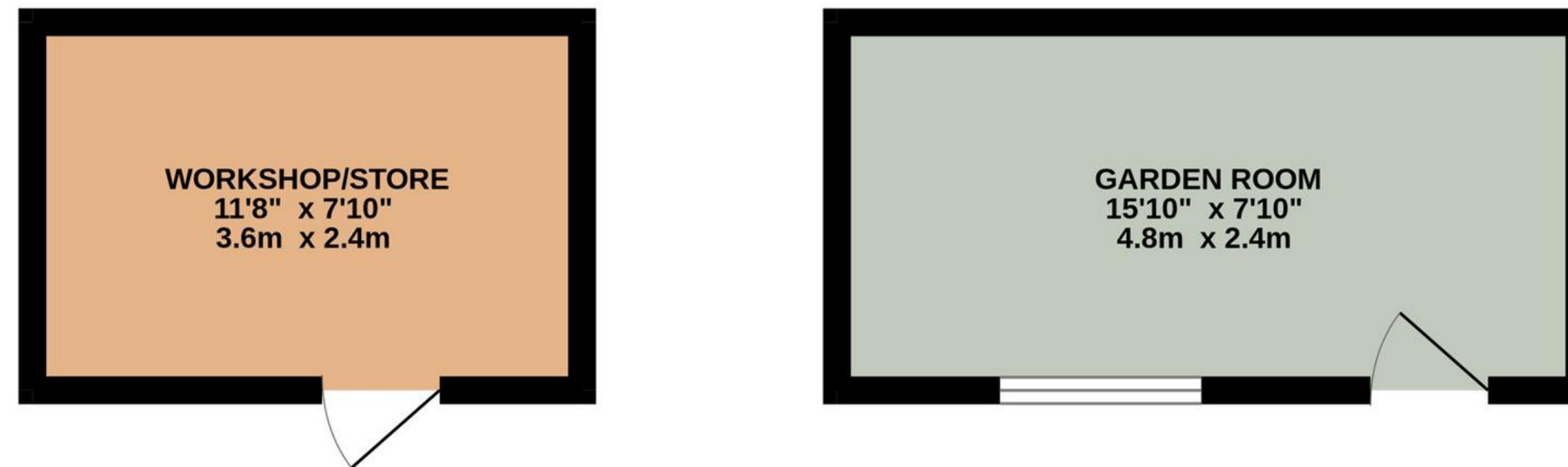
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## Smiths Property Experts

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 : 1153 sq.ft. (107.1 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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