



Smiths
your property experts

Admiral Close

East Leake

- Modern house presented in excellent condition
- Excellent opportunity for a first-time buyer
- 70% of the market value both now and in the future
- Cul-de-sac position within easy reach of open green space
- Three good-sized bedrooms and a family bathroom
- Low-maintenance landscaped West facing rear gardens
- Double-width parking to the front
- Walking distance of a new primary school

General Description

Smiths Property Experts offer to the market this modern three-bedroom home presented in excellent condition. The property is offered as a full 100% purchase but must be sold at 70% of the market value now and in the future, offering a rarely available opportunity at this price point in the village.





The Property

Internally, expect to find living space extending to approximately 738 square feet. The entrance hall leads to a sitting room, which leads to the kitchen/diner, with French doors opening onto the gardens. There is also a downstairs w.c. Upstairs are three good-sized 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 in a cul-de-sac setting within easy reach of open green space. The new primary school is just a two-minute walk, and the village centre is a short walk of 10 minutes or so.

To the front is double-width parking. The rear gardens are West facing and landscaped to be low maintenance, with a paved terrace to the immediate rear of the house and artificial lawn laid to the remainder of the garden.

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: C.

Local Authority: Rushcliffe Borough Council.

Maintenance Charge: approximately £259 per annum.

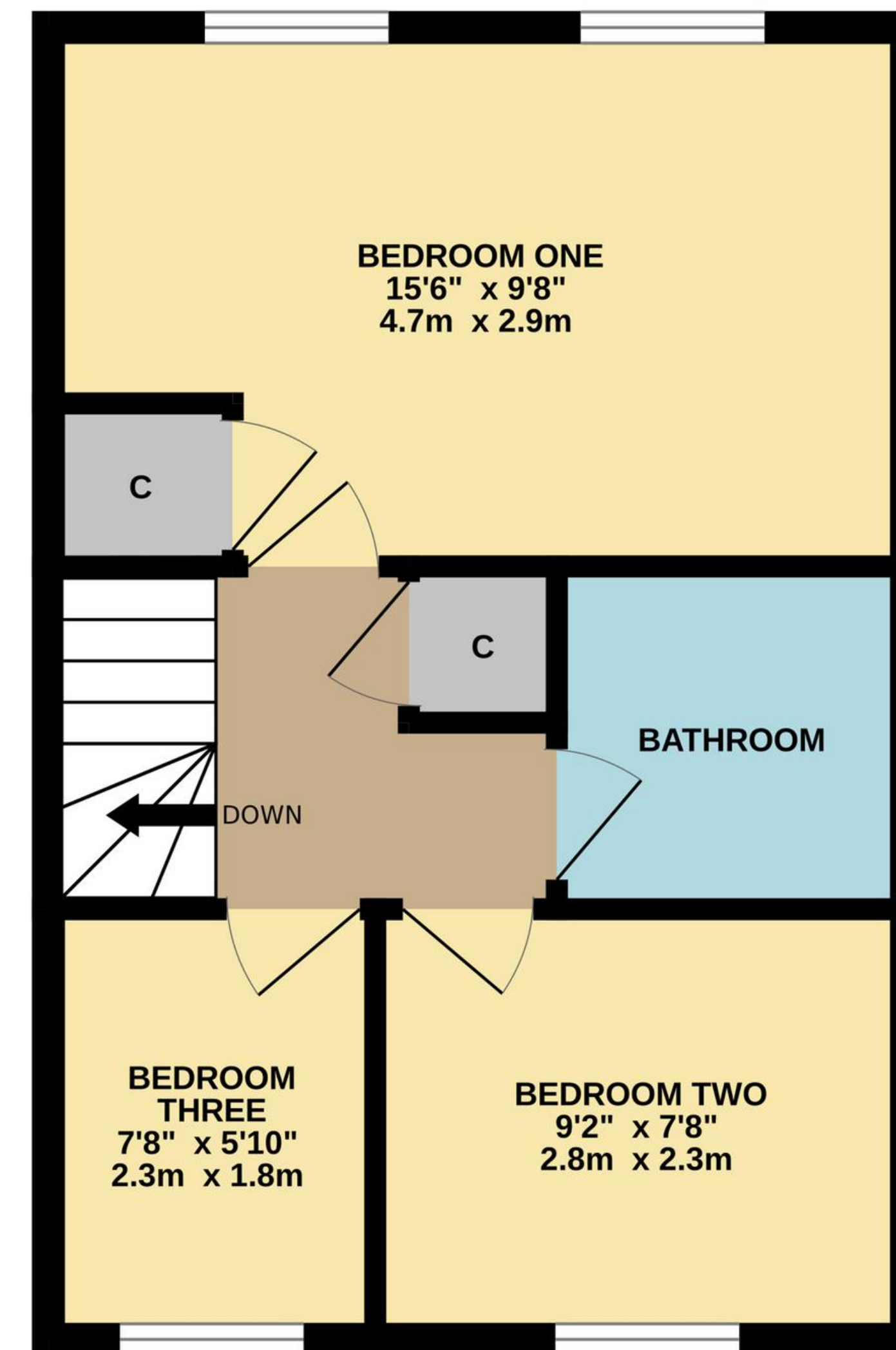
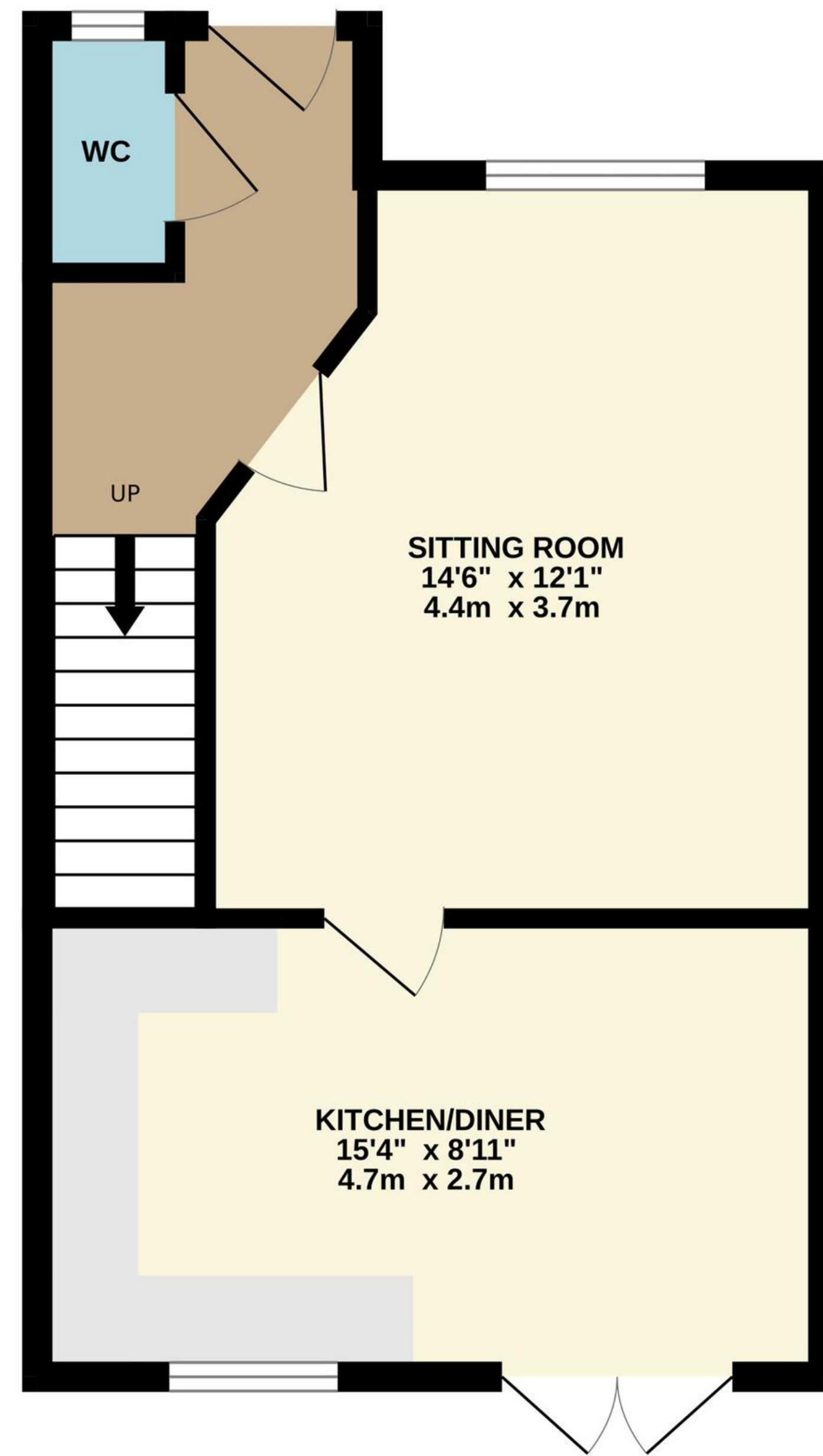
Important Information

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 : 738 sq.ft. (68.5 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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