Smiths

your property experts

Sycamore Road

East Leake

- Well-presented and spacious detached bungalow
- Modernised and upgraded throughout internally
- Situated in a peaceful and mature residential location
- Open-plan ‘living’ kitchen with direct garden access
- Two double bedrooms and a modern shower room
- Private driveway and a useful attached garage
- Generous lawned rear gardens with a timber shed
- Planning previously granted to create further space



General Description

Smiths Property Experts offer to the market in the highly regarded Rushcliffe village of East Leake, this well-presented and spacious detached bungalow, which has benefited from considerable internal modernisation and upgrading in recent years.

The property occupies a pleasant and peaceful residential setting, a short walk from East Leake village centre and all its amenities, with a generous plot including a driveway, attached garage, and totally private spacious lawned rear gardens. Planning permission was also granted in 2021 for a rebuild of the garage as an impressive main bedroom suite.









The Property

The property boasts a gross floor area approaching 800 square feet, including the attached garage. Elevated from the road, the property sits behind lawned front gardens and a private driveway that provides off-road parking for several vehicles. There is a side access to the right-hand side of the property, and to the rear are generous and totally private lawned gardens with a lovely outlook over green space. The gardens afford a north-westerly aspect and therefore benefit from the afternoon sun. Largely lawned, there is a seating patio to the immediate rear of the main house. There is also a secure timber shed.

Internally, the property is in excellent condition, having been recently renovated and remodelled. From the entrance hall, there are two double bedrooms to the front, a modern shower room, and a utility (which requires completion). To the rear is an impressive open-plan living space with a sitting room featuring a multi-fuel-burning stove and wall panelling, a fully fitted modern shaker-style kitchen, and a dining area with French doors leading out onto the patio terrace to the rear.

Planning Permission

Detailed planning permission was granted in 2021 for the demolition of the attached garage and a rebuild to extend the hallway and add a main bedroom with an en-suite shower room. We understand that the planning permission is held in perpetuity, as formal commencement of works has occurred. The full details can be found at Rushcliffe Borough Council planning department under application number 21/02633/FUL.







The Location

The property is situated in a mature residential area within walking distance of amenities, including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, along with several coffee shops, pubs, and eateries. 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: D. Tenure: Freehold. Council Tax Band: C.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage and water. The property benefits from gas central heating.

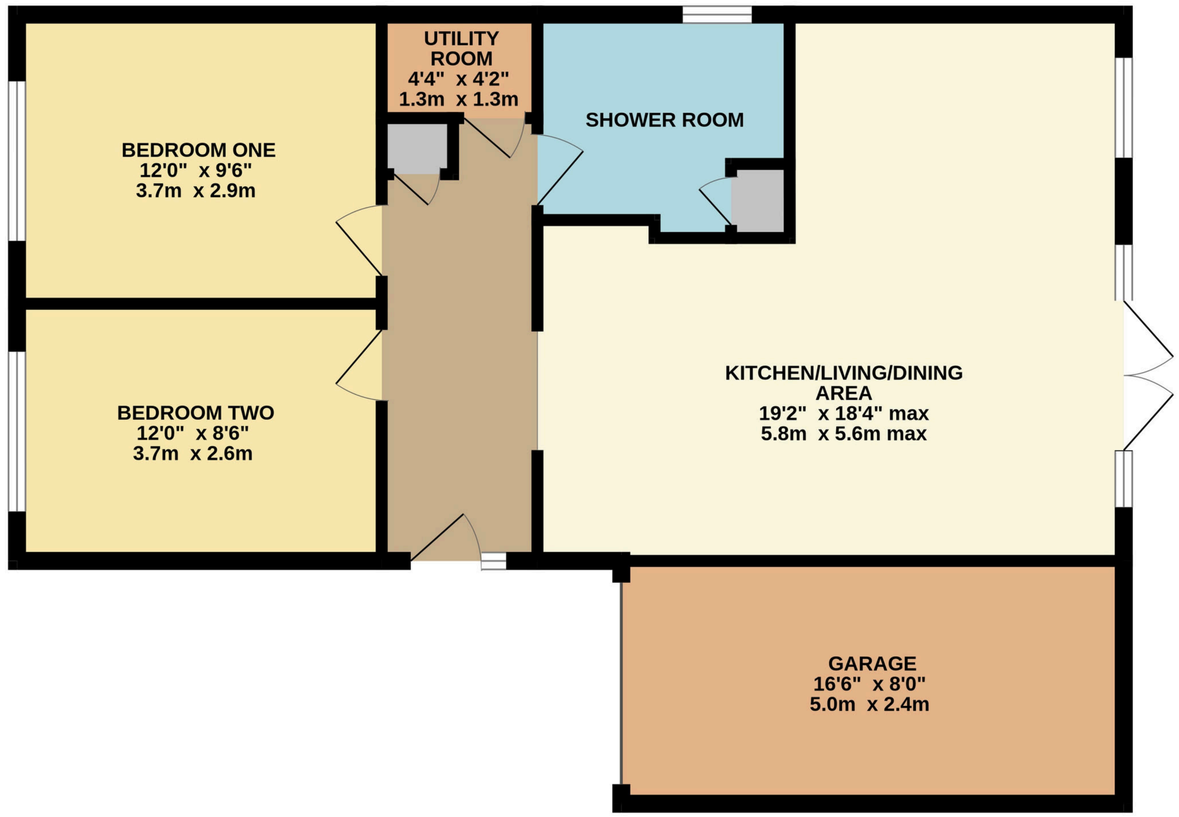
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The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

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.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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