Smiths

your property experts

Rempstone Road

East Leake

- No upward chain
- Beautifully presented dormer bungalow
- Generous plot extending to approx. 1/6th of an acre
- Spacious front-to-back sitting/dining room
- Lovely shaker-style kitchen/diner and a conservatory
- Three double bedrooms and a family bathroom
- Private driveway and a detached garage
- Rarely available generous and private grounds



General Description

Smiths Property Experts are favoured with instructions to market this exceptional three-bedroom dormer bungalow on the edge of the beautiful open countryside.

The property is sold with no upward chain and occupies a large and established plot extending to approximately 1/6th of an acre with a private driveway, a detached garage, and a private lawned rear garden. The accommodation is light-filled and well-presented throughout, with three main reception rooms, three bedrooms and two bathrooms.





The Property

The main house has been maintained to an excellent standard by the current owners. Benefitting from gas central heating and UPVC double glazing throughout. The accommodation extends to approximately 1,187 square feet across two floors.

Expect to find, in brief: an entrance hall, a spacious front-to-back sitting/dining room, a conservatory with views across the rear gardens, and a shaker-style kitchen/diner. There is also a downstairs shower room, a double bedroom, and a useful cloakroom cupboard. Upstairs, the landing leads in turn to two further double bedrooms and a further bathroom.

The Outside

Set back from the road behind a wall, there are landscaped front gardens and a gated private driveway providing off-road parking for multiple vehicles. To the right-hand side of the main house is a detached brick-built garage with power and lighting.

To the rear, the property boasts rarely available generous and private grounds. Landscaped around a large central lawn, there are fully stocked and established borders. There are two main seating areas: a generous patio terrace across the rear of the main house, and a gravel-laid seating area nestled underneath an established silver birch tree.











The Location

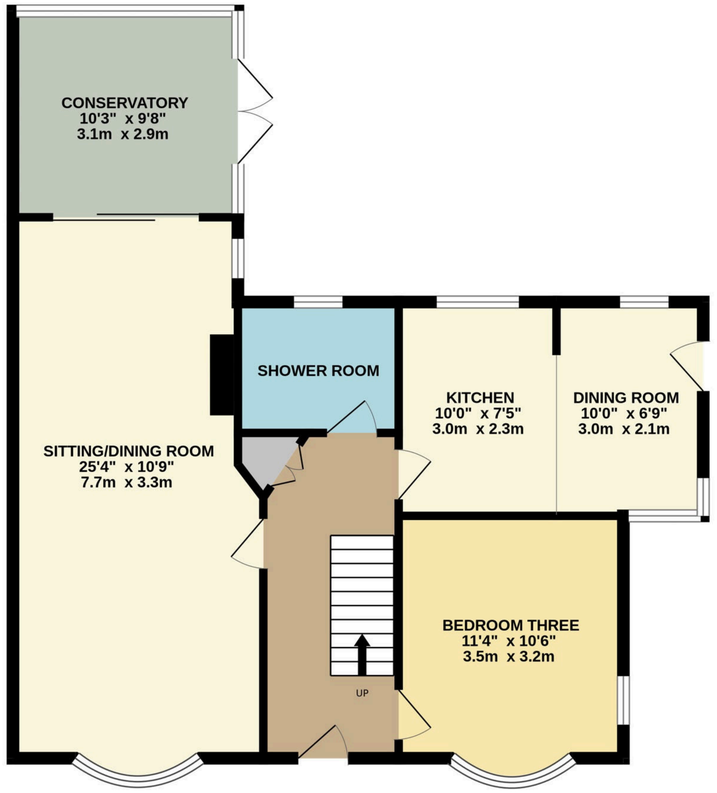
The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, homeware shop, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.

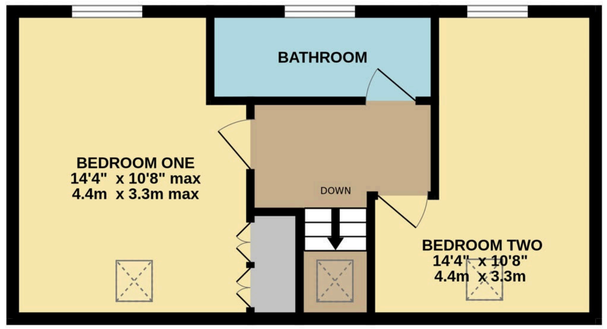
Property Information

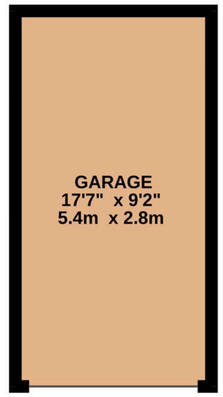
EPC Rating: D.
Tenure: Freehold. Council Tax Band: B.
Local Authority: Rushcliffe Borough Council.

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.







TOTAL FLOOR AREA : 1348 sq.ft. (125.3 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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