



Smiths
your property experts

Thistle Bank

East Leake

- Beautifully presented detached family home
- Built by Bloor Homes in a highly regarded development
- South-facing gardens with a relatively private aspect
- Double-width driveway and front gardens
- Contemporary open-plan kitchen with integrated appliances
- Sitting room with glazed French doors
- Three good-sized bedrooms and two bathrooms
- Walking distance of excellent local schooling and amenities

General Description

Smiths Property Experts are delighted to offer to the market this beautifully presented and improved three-bedroom detached home positioned in the highly sought-after village of East Leake. The property is conveniently located with easy access to Meadow Park and the village centre.

The property features a South-facing rear garden, a double-width driveway to the front, and an impressive 1,015 square feet (approximately) of modern living space, all presented in super condition. This is an excellent opportunity for the eventual purchaser to acquire a lovely home in this sought-after residential location.





The Property

The property was constructed by Bloor Homes and occupies a quiet position in this highly regarded development. Internally, the property has benefitted from a schedule of improvements and now features a spacious and open-plan layout.

A lobby leads straight into a contemporary kitchen and dining area. The kitchen is equipped with ample storage space and a white high-specification kitchen that includes a full range of integrated appliances, including a wine cooler, oven and convectional microwave with plate warmer, fridge, freezer, dishwasher and washing machine. There is an internal hall with access to a downstairs WC and a sitting room with glazed French doors onto the rear gardens.

Upstairs, there are three good-sized bedrooms and a family bathroom, all accessed from a central landing. The main bedroom suite has generous built-in storage, and an upgraded en-suite shower room.

The Outside

The property is positioned behind a private driveway providing off-road parking for two vehicles side by side. The front gardens are lawned, and there is a gated side access to the South-facing rear with a relatively private and sun-filled aspect.

The gardens are centred around a flat lawn, and they include a generous seating terrace located to the immediate rear of the property. There are low-maintenance borders, and there is a timber shed situated at the bottom of the garden.





The Location

The village has a true community feel and spirit with excellent local schooling and a bustling High Street. The amenities include a bakery, greengrocers, a florist, and 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

Awaiting EPC.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

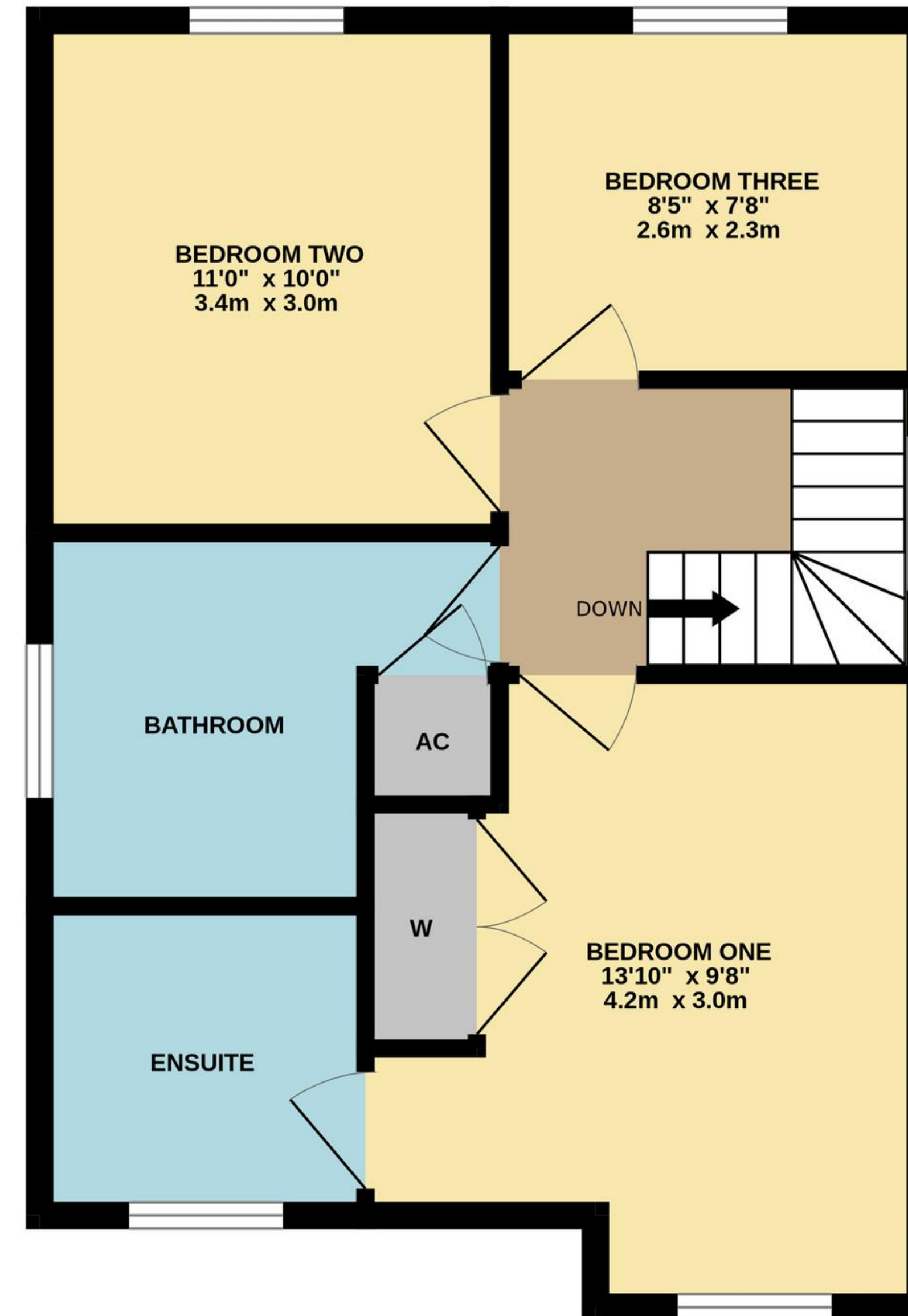
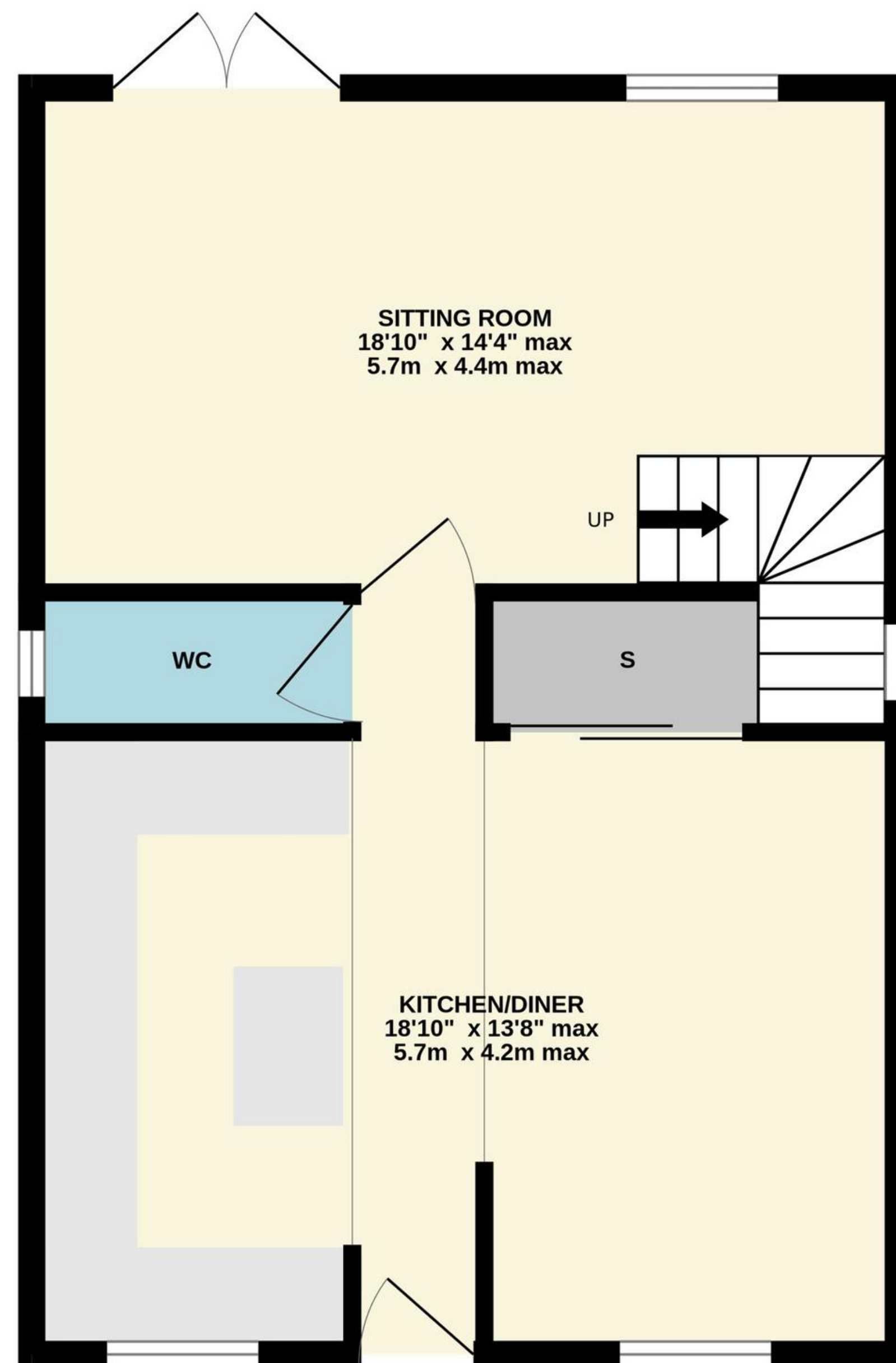
Important Information

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

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TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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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