



Smiths
your property experts

Thistle Bank

East Leake

- Four bedroom detached family home
- Situated at the end of a cul-de-sac in this popular village
- Double-width driveway and an integral garage
- Two upstairs bathrooms and a downstairs w.c.
- Modern kitchen/diner with a breakfast bar area
- Three reception rooms including a conservatory
- Popular location close to Meadow Park
- Walking distance of excellent local schooling and amenities

General Description

Smiths Property Experts offer to the market this four-bedroom detached family home, built by Bloor Homes. The property is located in a quiet cul-de-sac, within easy reach of Meadow Park and the village centre. The property has been in the same ownership for nine years and has previously been upgraded and improved. This property is an excellent example of a modern family home in this sought-after village.

The village has a strong sense of community and boasts excellent local schooling. The amenities include a bakery, a greengrocer, a florist, as well as several coffee shops, pubs, and eateries. There are beautiful countryside walks nearby, and access to Loughborough and Nottingham is easy via car or regular bus services. East Midlands airport is just 6 miles away.





The Property

The property features uPVC double glazing and gas central heating. With a floor area of approximately 1,320 square feet (including the integral garage), this property offers flexible and generous living space at great value.

Upon entering the property, there is a light entrance hall with a w.c. From here, you can access a bay-fronted sitting room leading to a dining room behind. There is a modern kitchen/diner that has been updated by the previous owners and includes granite work surfaces and French doors leading to a useful conservatory. Both the dining room and the conservatory provide direct access to the garden. The kitchen has a useful pantry cupboard, and there is an integral garage with power and lighting.

Upstairs, there are four bedrooms, three of which are double-sized, and a family bathroom. The main bedroom has a separate en-suite.

The Outside

Located at the end of a cul-de-sac, this property boasts a lawned front garden and a double-width driveway providing off-road parking for two vehicles. The gardens to the rear of the property are mainly laid to lawn with a seating terrace and established borders.





Property Information

EPC Rating: C

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

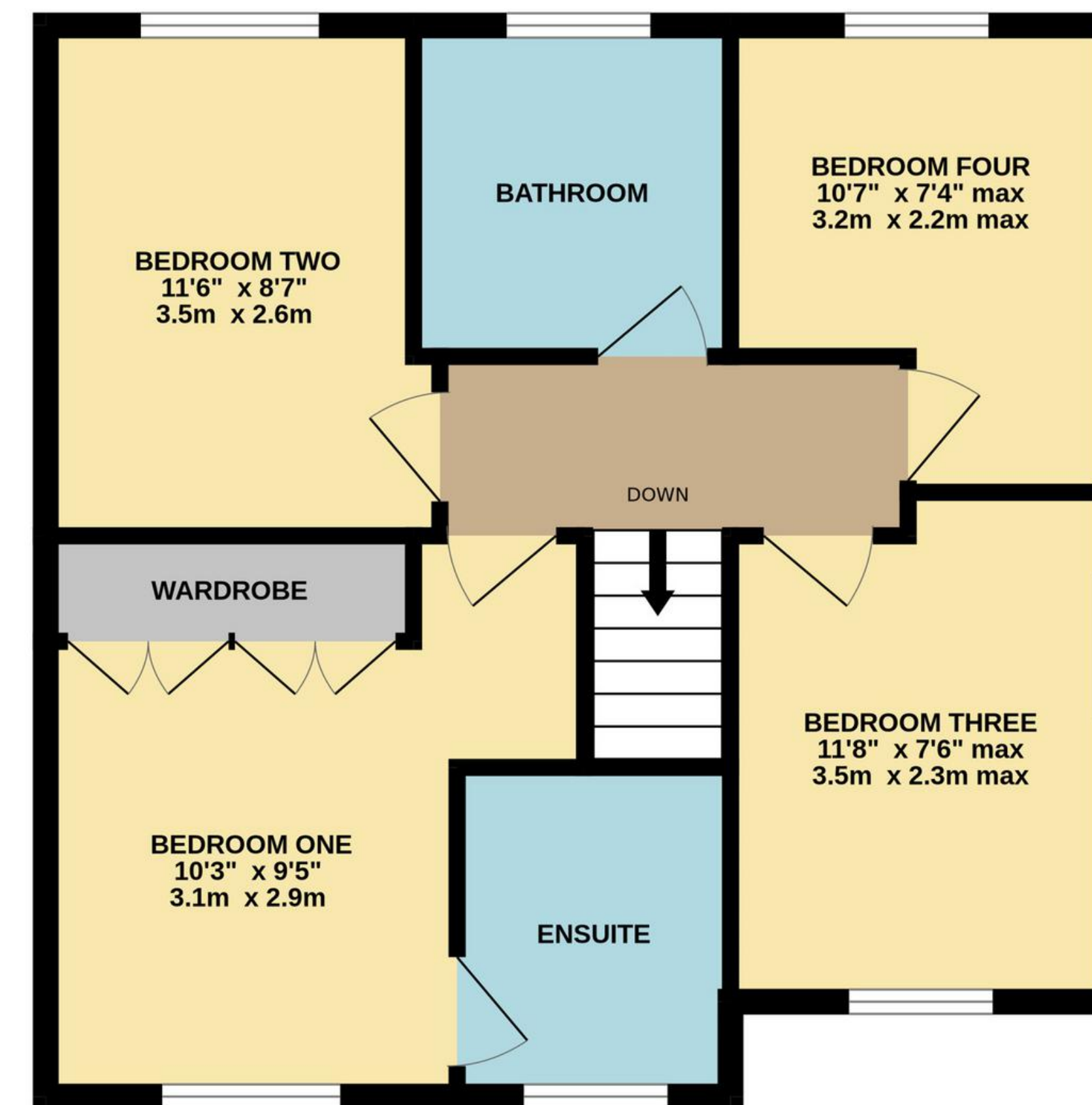
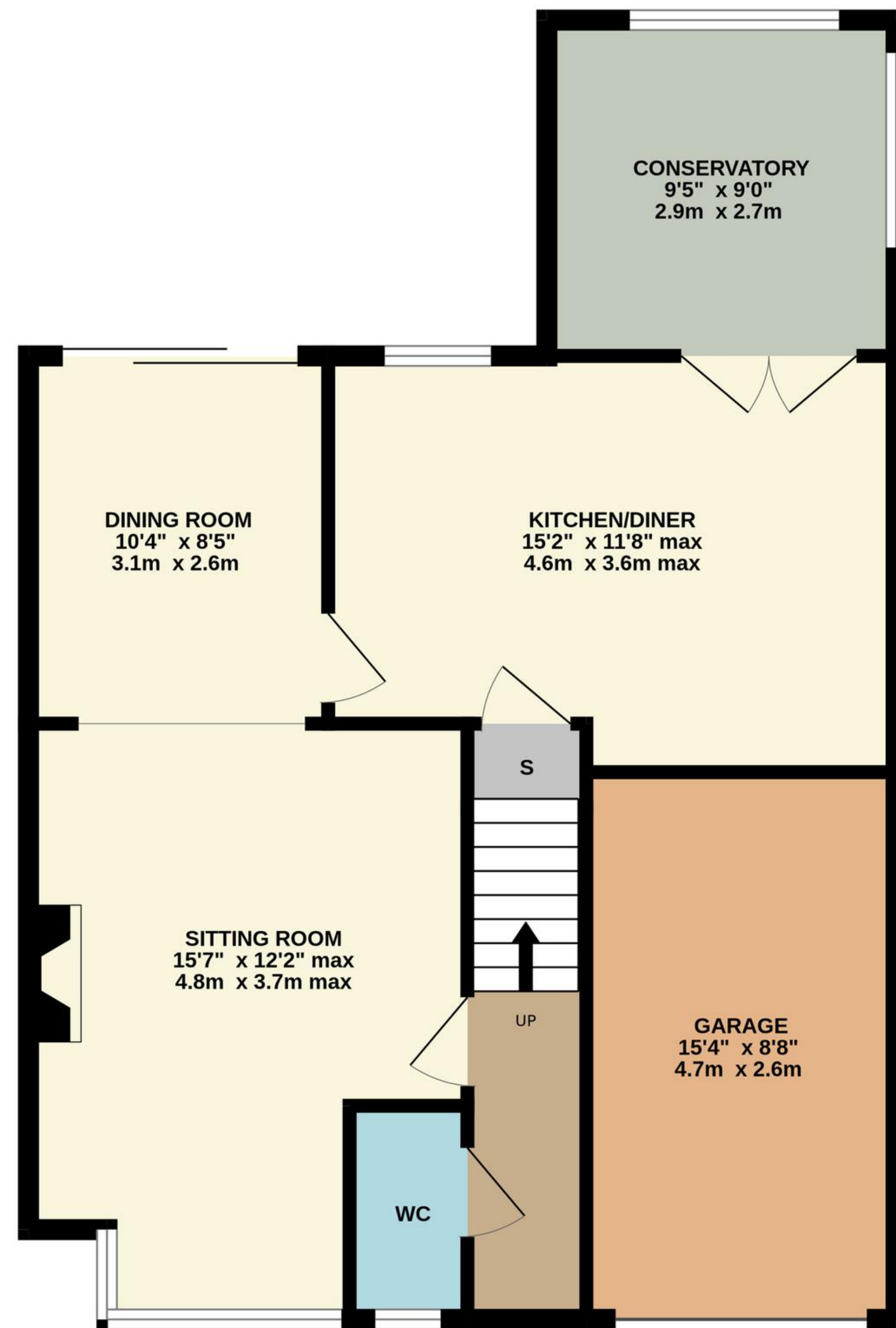
Important Information

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

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 : 1320 sq.ft. (122.6 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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