



Smiths
your property experts

Leivers Close

East Leake

- Beautifully presented detached family home
- Double-width driveway and a single garage
- Positioned on the sought-after Leivers Close
- Walking distance from the village centre and primary school
- Kitchen/breakfast room and a separate dining room
- Lovely sitting room and a conservatory
- Four good-sized bedrooms and two bathrooms
- Delightful, landscaped gardens to the rear



General Description

Smiths Property Experts offer to the market a beautifully presented four-bedroom detached family home on the sought-after Leivers Close in the village of East Leake. The property would make an excellent family home or downsize, as the close is quiet, set back from Main Street, but within walking distance to the village centre and its amenities. The property affords three reception spaces, four bedrooms, two bathrooms, and private landscaped rear gardens.

The village has an active local community and boasts excellent schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, 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. East Midlands Airport is just six miles away.





The Property

The property is presented in excellent condition throughout, affording gas central heating and uPVC double glazing. With a gross floor area of approximately 1,228 square feet, the accommodation is laid across two floors and comprises, in brief, an entrance hall, a w.c, a formal sitting room, an immaculate kitchen/breakfast room that leads through to a dining room with a utility store, and a lovely, glazed conservatory with views across the garden. Upstairs are four bedrooms, three capable of taking double-sized beds, and the family bathroom. The main bedroom has fitted wardrobes and a beautifully upgraded en-suite shower room.

The Outside

Outside, the property is set back from the road behind landscaped gardens and a driveway with double-width parking. There is also an integral garage and access to the side leading to the rear gardens. The property has the benefit of views across the green canopy on nearby Station Road. The gardens are fully landscaped with a central lawn, a newly laid flagstone terrace across the back of the main house, and a further seating terrace to the bottom right corner. There is a raised bed to the left-hand side and space for a timber shed.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

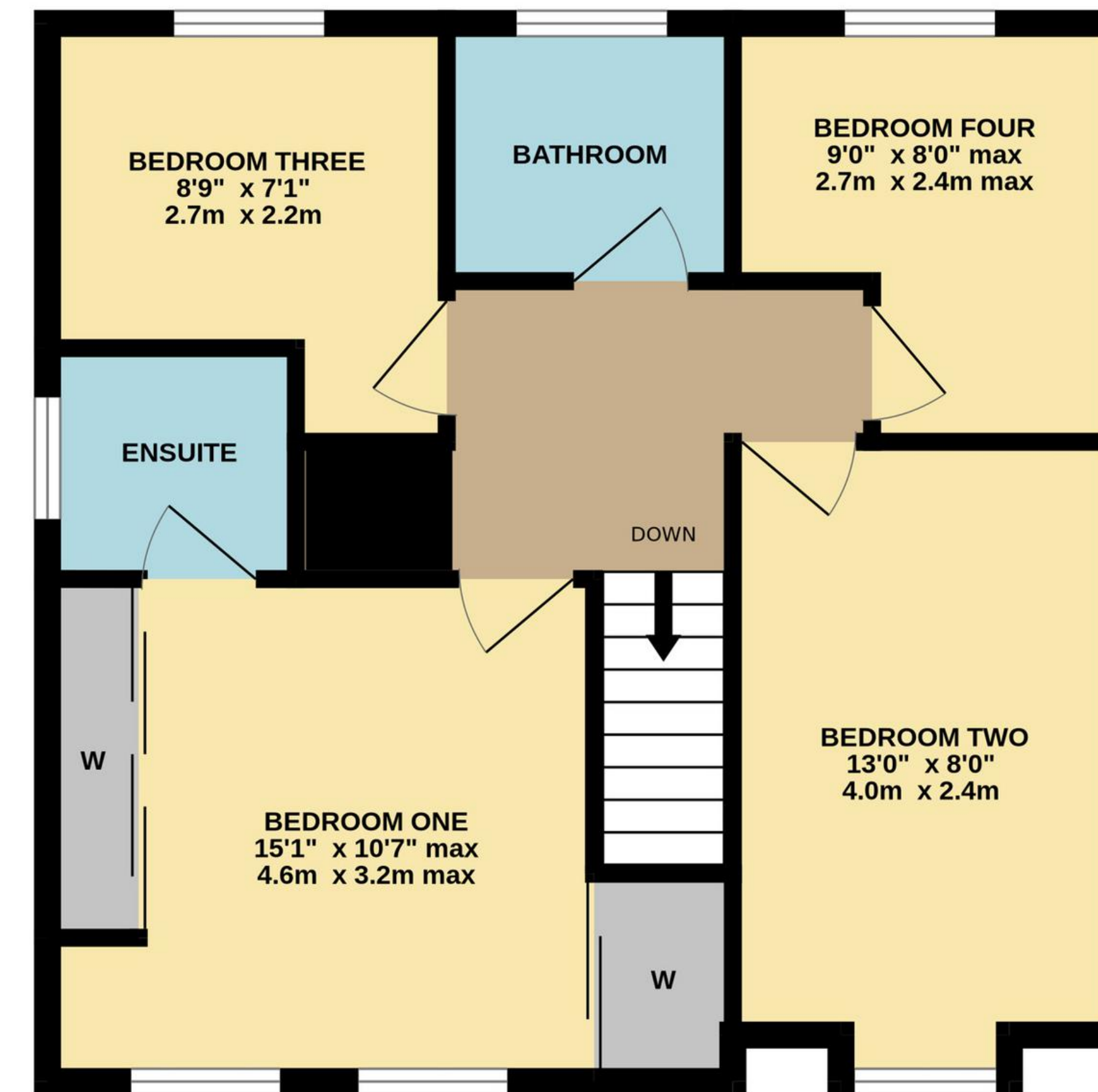
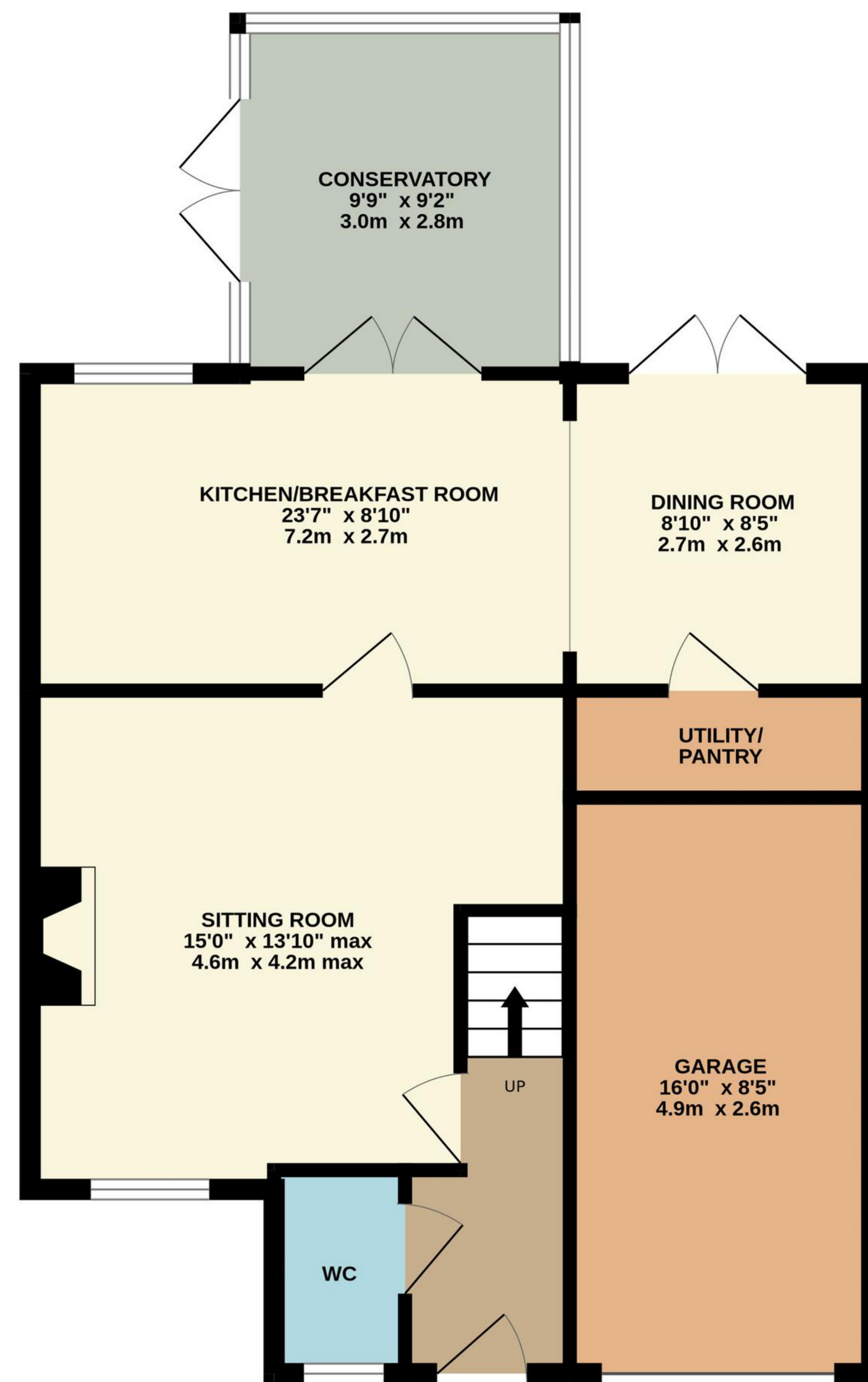
Important Information

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 : 1227 sq.ft. (114.0 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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