



Smiths
your property experts

Ringlet Drive

East Leake

- Modern three-storey semi-detached family home
- Four good-sized bedrooms and two bathrooms
- Private driveway and an oversized detached garage
- Walking distance to the centre of the village
- Spacious and bright living accommodation
- Contemporary kitchen/diner and a separate sitting room
- Lovely landscaped rear gardens
- Sold with the remainder of its 10-year NHBC warranty



General Description

Smiths Property Experts are favoured with instructions to market this modern three-storey family home, which affords a wealth of living space, including four good-sized bedrooms. The property is located within walking distance of East Leake village centre.

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, 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 has been owned by the seller from new and is sold with the remainder of its 10-year NHBC warranty. This property offers spacious and bright accommodation laid across three floors, covering approximately 1,200 square feet. The house features a lovely entrance hall with under-stairs storage and a separate WC. There are two reception rooms, including a kitchen/diner and a sitting room with direct access to the rear garden. On the first floor, you will find three good-sized bedrooms, including two large doubles, as well as a family bathroom. The second floor boasts an impressive main bedroom suite, complete with a beautiful bedroom, a shower room, and fitted wardrobes that provide ample storage.

The Outside

The property has a private driveway to the left-hand side with an outside tap. Additionally, there is an oversized detached garage with a roller door, power, and lighting. The rear gardens are landscaped with a flagstone-laid patio to the immediate rear of the main house, a central lawn, and a large timber deck underneath a pagoda to the bottom of the garden.





Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: D.

Maintenance approx £180 per annum.

Local Authority: Rushcliffe Borough Council.

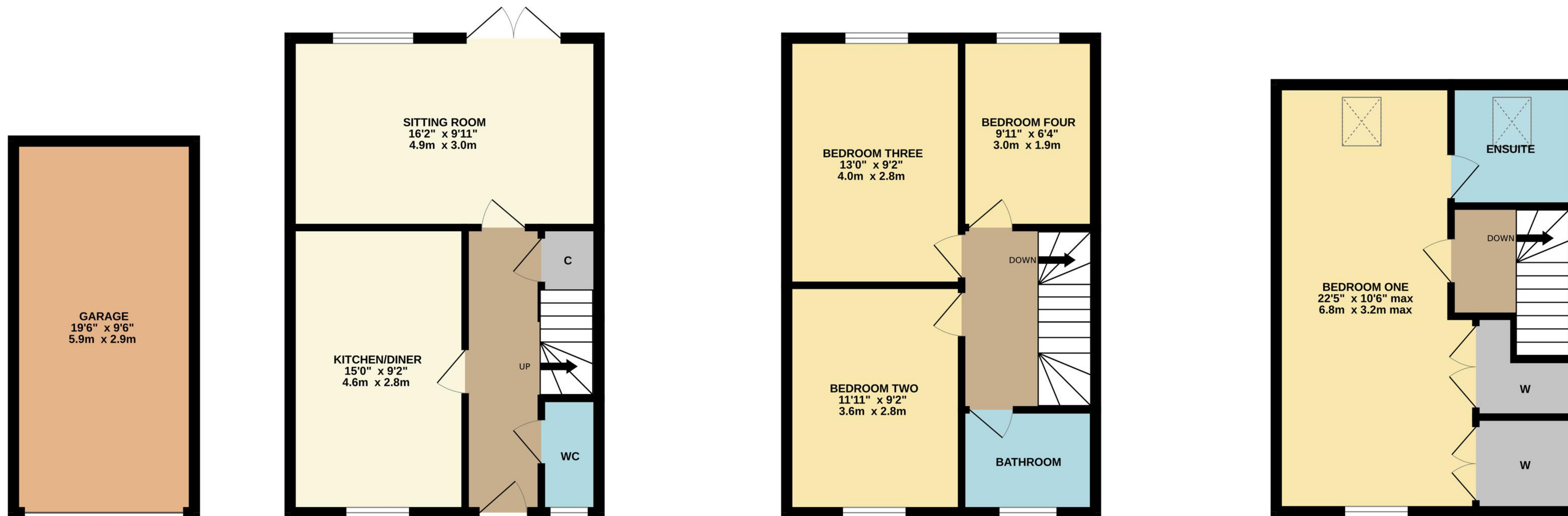
Important Information

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 : 1343 sq.ft. (124.8 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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