



Smiths
your property experts

Towson Field

East Leake

- Beautifully presented and upgraded detached family home
- Highly regarded cul-de-sac location
- Envious kitchen/diner fitted in a shaker style
- Bay-fronted sitting room with a feature fireplace
- Three bedrooms and the potential to create a fourth bedroom
- Converted garage ideal as an office or additional reception room
- Landscaped and generous West facing rear gardens
- Easy walking distance of Meadow Park and amenities

General Description

Smiths Property Experts offer to the market a beautifully presented and immaculate detached family home built by Bloor Homes. The property is situated in a popular cul-de-sac location within easy walking distance of Meadow Park and the village centre.

The property has been subject to a comprehensive internal upgrade, including the replacement of all the joinery, bathroom suites, and kitchen. The property represents an excellent example of a modern family home in this sought-after village.







The Property

Internally, the property provides uPVC double glazing and gas central heating. The floor area extends to approximately 1,202 square feet and is finished to an excellent standard.

From a light entrance hall, with a w.c, there is access to a bay-fronted sitting room with built-in handmade cupboards and a feature fireplace, and the converted garage, which would serve ideally as an office, family room or bedroom. To the rear is the open-plan kitchen/diner with a beautifully fitted kitchen and direct garden access to the rear.

Upstairs are three large double bedrooms and a modern replaced family bathroom. The main bedroom suite benefits from built-in wardrobes and contemporary en-suite facilities. There is also an opportunity to split bedroom three and a large storage area into two separate rooms with the addition of a dormer window to the rear, creating four upstairs bedrooms.

The Outside

Set behind a double-width driveway with lawned front gardens, the property occupies an enviable position in a highly regarded cul-de-sac. To the rear are deceptively generous and fully landscaped West facing gardens. There is a flagstone laid terrace to the immediate rear of the property with a central lawn and shed to the bottom of the garden.







The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.

Property Information

EPC Rating: C.

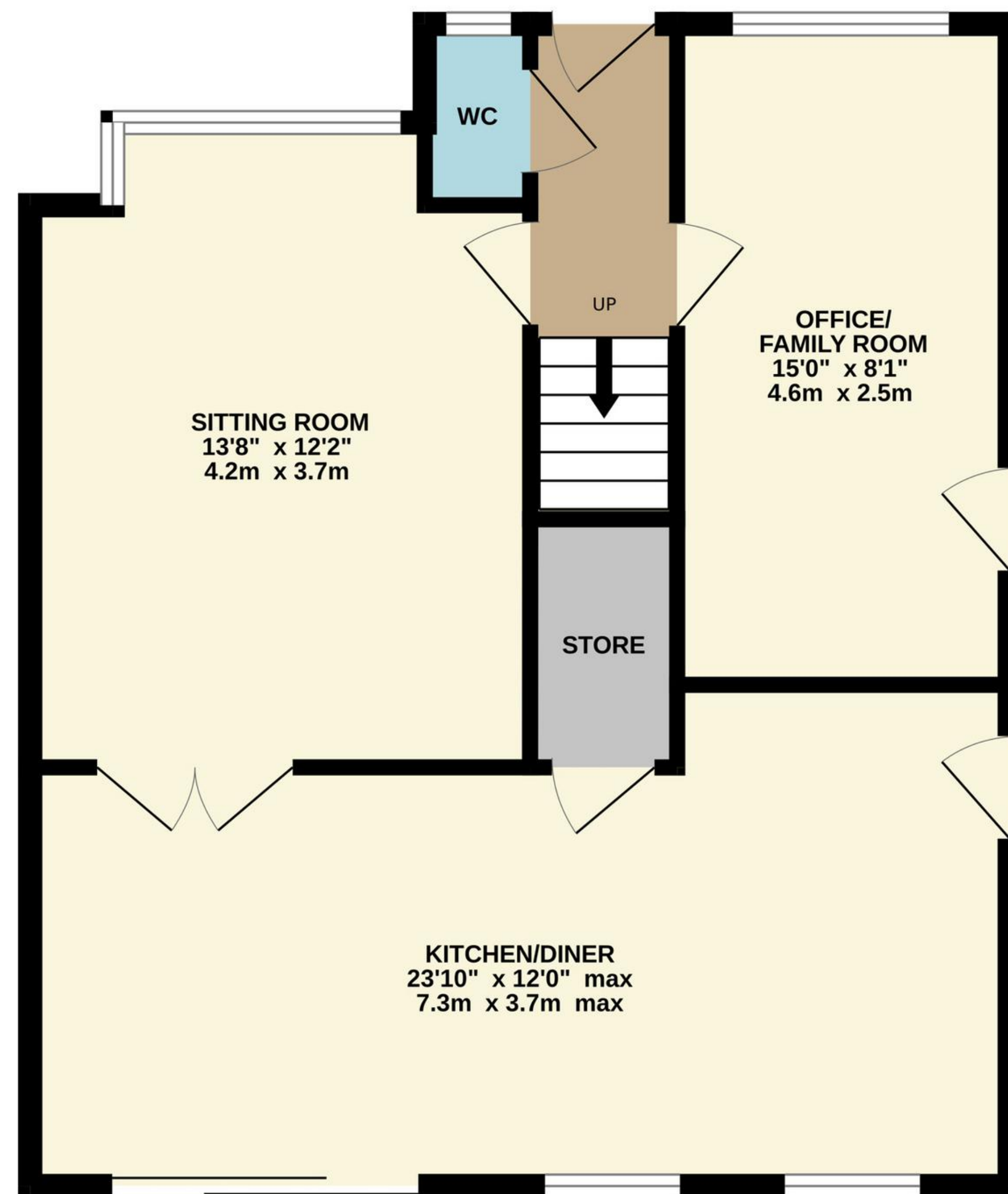
Tenure: Freehold. Council Tax Band: D.

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.





TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



