



Smiths
your property experts

Harefield

East Leake

- Generous and impressive detached family house
- Sought-after mature development in this popular village
- Four double bedrooms and three bathrooms
- Open-plan kitchen and a separate utility room
- Three downstairs reception rooms including a study
- Corner plot with lawned South facing rear gardens
- Detached double garage and a double-width driveway
- Walking distance of both primary and secondary schooling



General Description

Smiths Property Experts offer to the market this generous and impressive four-bedroom detached family home. The property is located in one of the most popular developments in the sought-after village of East Leake.

Built by the well-reputed local builders, Bloor Homes, the property offers excellent access to Meadow Park and a fantastic choice of local schools, including East Leake Academy.

The property is situated in a cul-de-sac and boasts a large detached double garage, South facing private gardens, four double bedrooms, and three bathrooms.







The Property

Upgraded significantly by the current owners, expect to find approximately 1,582 square feet of living accommodation laid across two floors and comprising in brief: an entrance hall, four reception rooms, namely study/playroom, a generous sitting room, an open-plan kitchen, living, and dining area, and a conservatory leading out into the South facing gardens. There is also a useful cloaks cupboard, a w.c, and a utility room downstairs.

To the first floor, laid around a central landing, are four double bedrooms and a beautifully upgraded family bathroom. Unusual for the style of home and price point, the principal and guest bedrooms benefit from en-suite facilities. Of note is the principal bedroom suite, which is large and spacious and has an impressive bank of built-in wardrobes.

The Outside

The property occupies a prominent position in a cul-de-sac, with manicured front gardens. To the left-hand side, behind the private double-width driveway, is a detached double garage with power and lighting. To the rear are South facing private gardens, laid to a central lawn and with upper and lower entertaining terraces laid to flagstone.







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

Awaiting EPC.

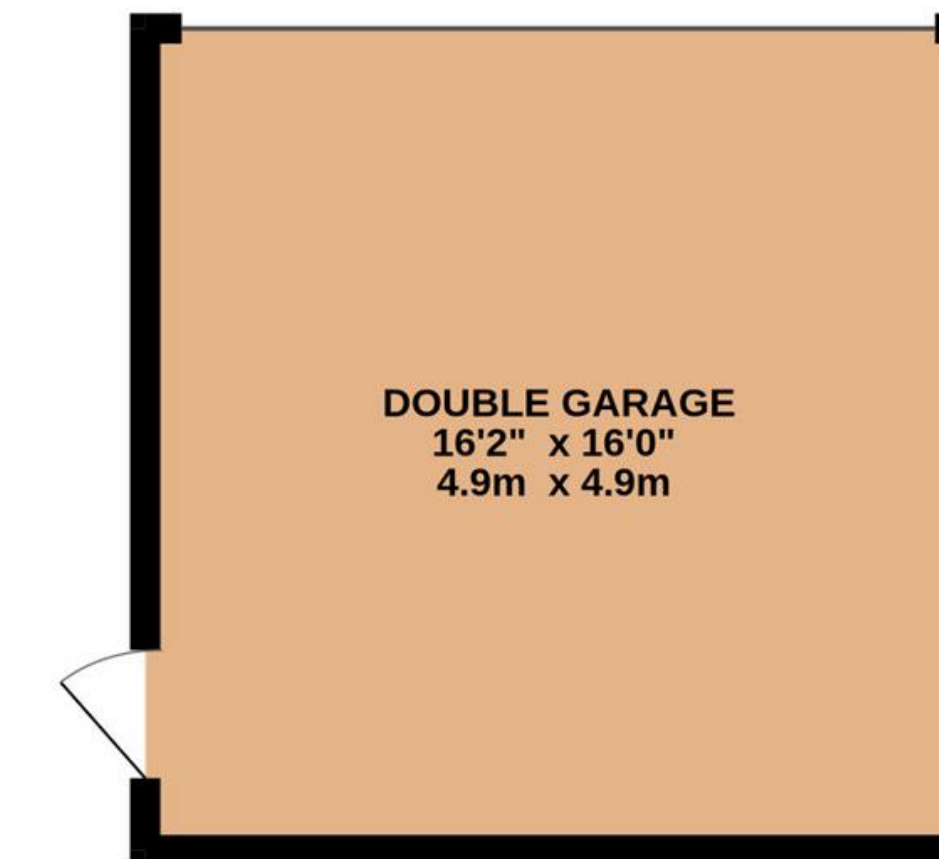
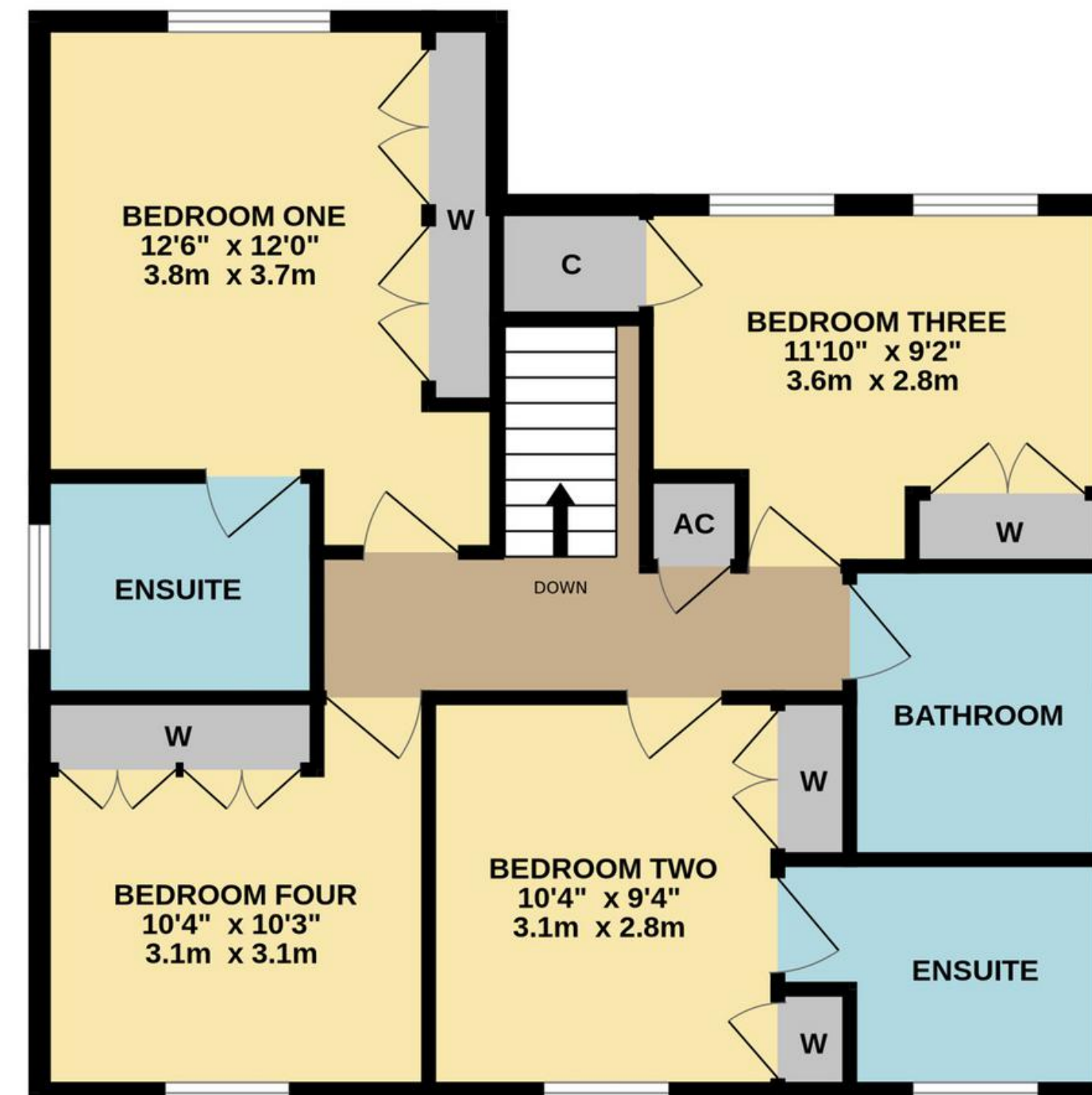
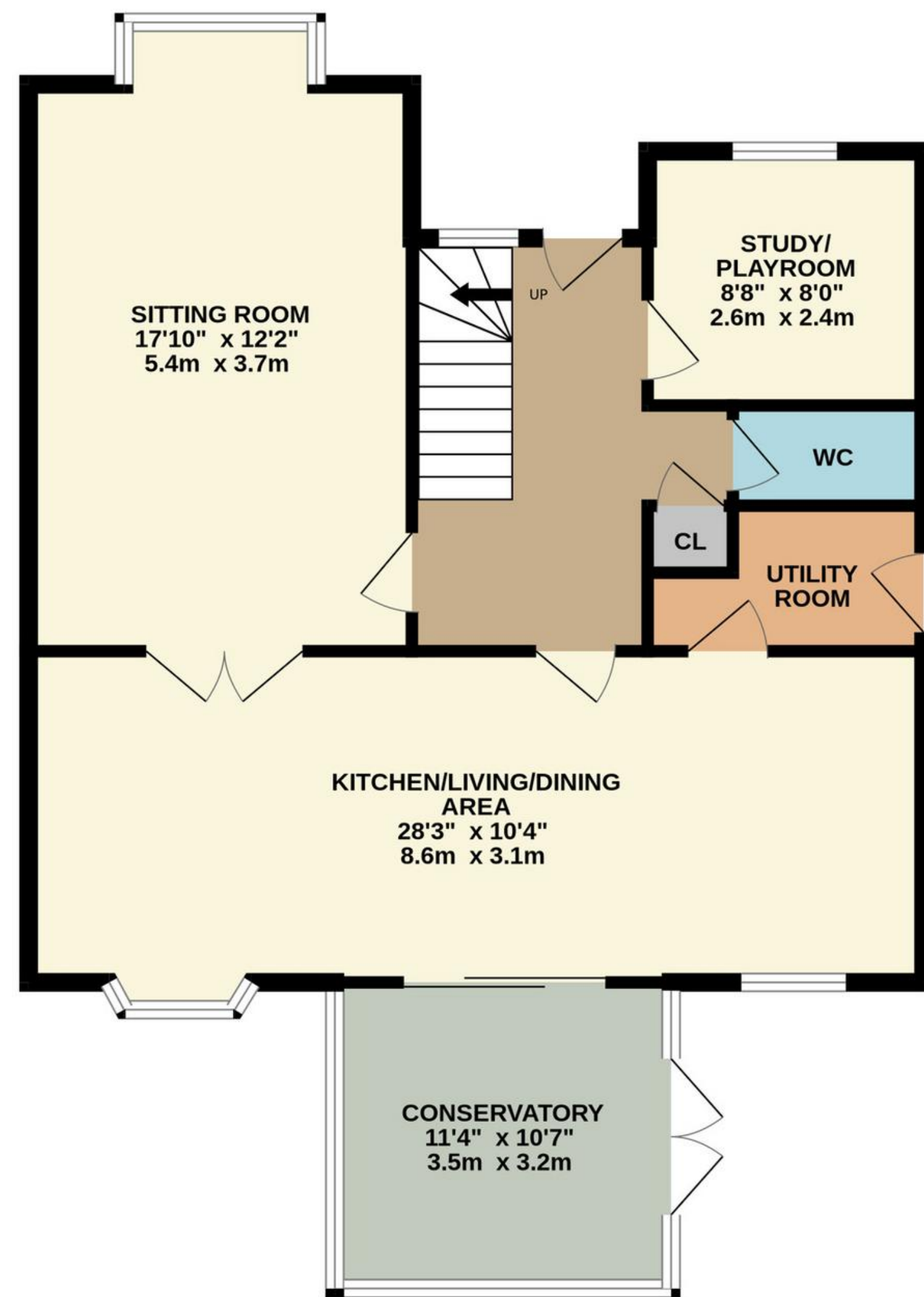
Tenure: Freehold. Council Tax Band: F.

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 : 1840 sq.ft. (171.0 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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