



Smiths
your property experts

Woodroffe Way

East Leake

- Modern three-storey detached family home
- Built by David Wilson Homes in 2013
- Cul-de-sac setting with countryside views to the rear
- Landscaped West-facing rear gardens
- Four good-sized bedrooms and three bathrooms
- Open-plan kitchen/diner and a separate sitting room
- Driveway and a single garage
- Sought-after village with amenities and schooling



General Description

Smiths Property Experts offers to the market a modern detached family house built by David Wilson Homes. The property has west-facing gardens and views of open countryside to the rear. It is set in a cul-de-sac location and offers open-plan contemporary living space, four good-sized bedrooms, and three bathrooms.

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.





The Property

The living accommodation boasts uPVC double glazing and gas central heating, with modern finishes, as expected from a property of its type and age. The living space is laid across three floors with a floor area measuring over 1,300 square feet.

The accommodation comprises a bay-fronted sitting room and a kitchen/diner with direct garden access via French doors to the rear. There is also a downstairs w.c. Upstairs, on the first floor, are three good-sized bedrooms and a modern family bathroom. The largest room on this level also has an en-suite shower room and built-in wardrobes. On the second floor is an exceptional main bedroom suite with further en-suite facilities and a fitted dressing area with wardrobes.

The Outside

Set back behind low-maintenance front gardens in this delightful cul-de-sac, the property has a single garage and driveway to the right-hand side. The rear gardens are West facing and landscaped to an artificial lawn with an Indian sandstone terrace and paths. There are mature planted borders, and the plot affords complete privacy with open countryside views to the rear.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

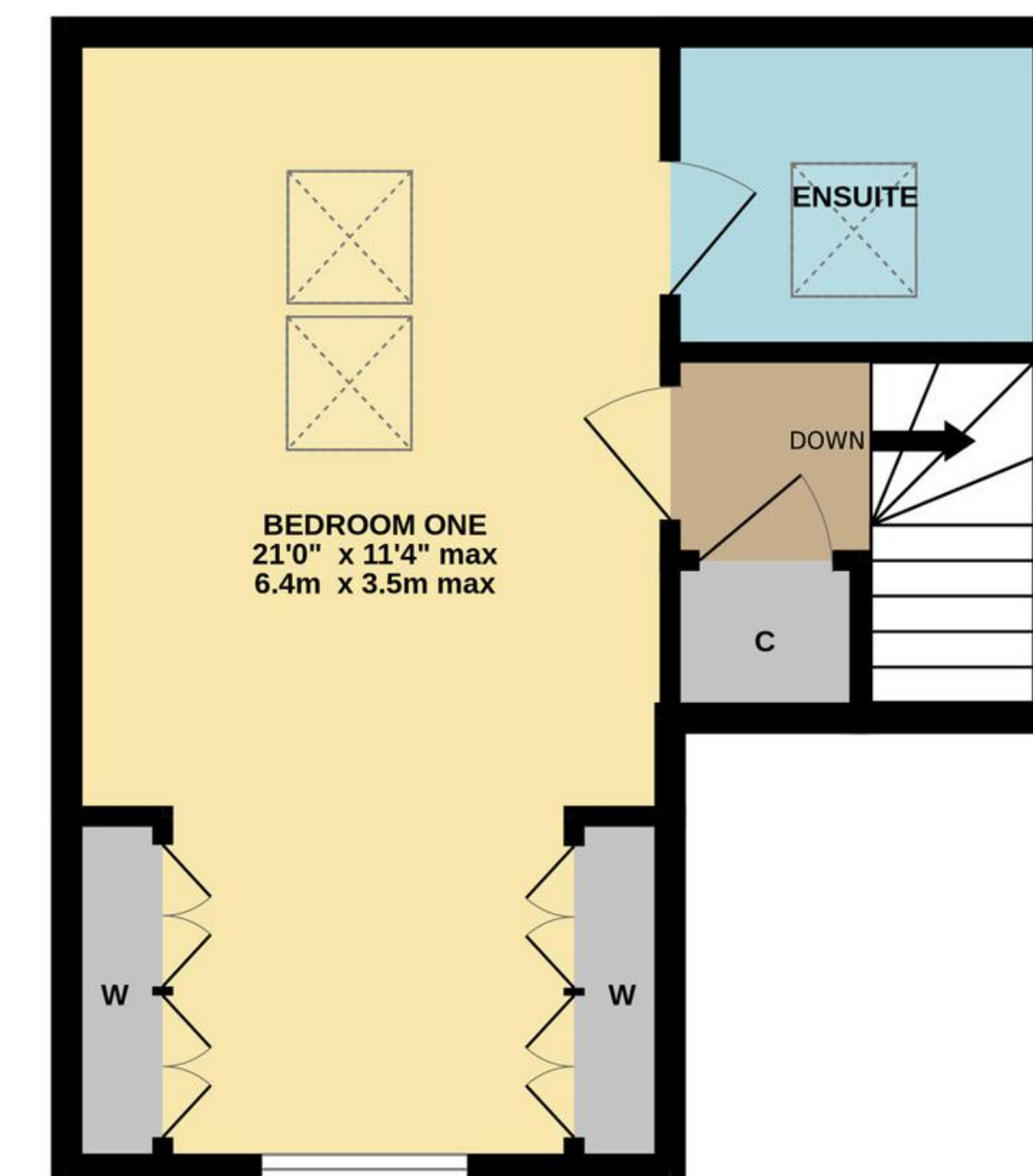
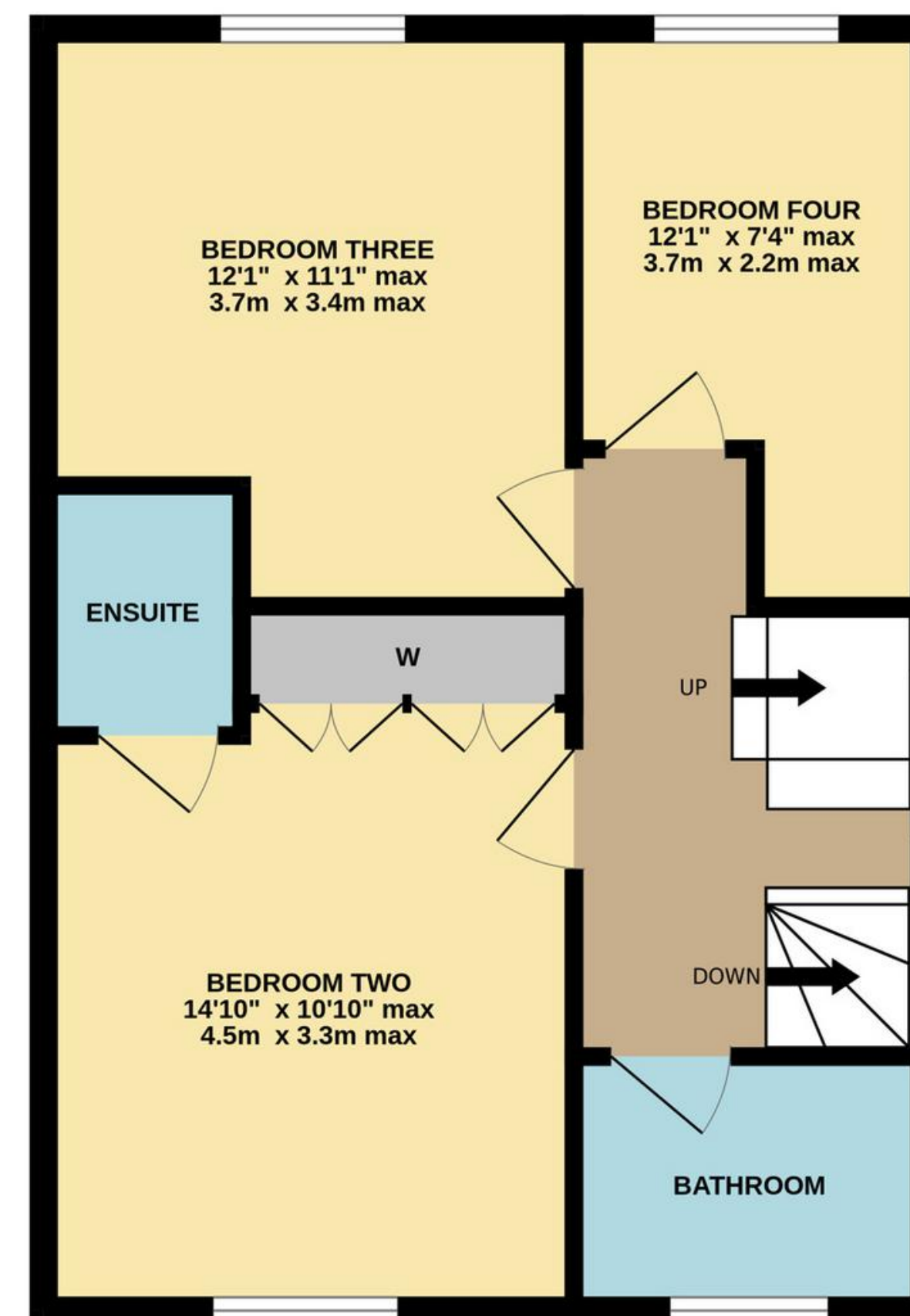
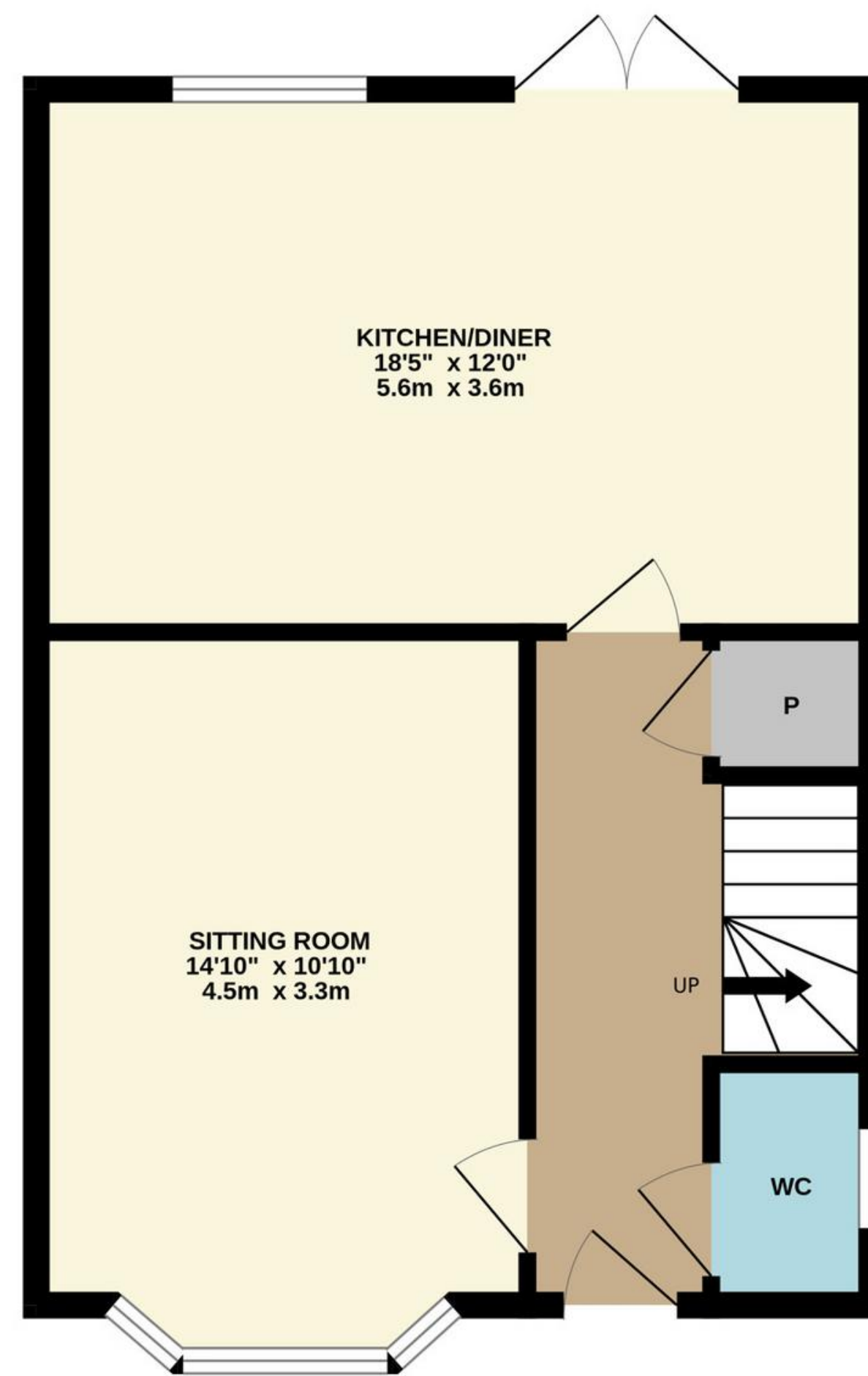
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Smiths Property Experts

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TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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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