



Smiths  
your property experts

# Sheepwash Way

East Leake

- Beautifully presented semi-detached home
- Exceptional gardens with stocked borders full of interest
- Private driveway and a generous integral garage
- Improved and immaculate living space
- Three good-sized bedrooms and a family bathroom
- Kitchen/diner with French doors and a separate sitting room
- Sold with the remainder of its NHBC warranty
- Sought-after village with amenities and schooling

## General Description

Smiths Property Experts offer to the market this immaculate and beautifully presented modern three-bedroom semi-detached home. The property features exceptional landscaped gardens and is located in the highly regarded village of East Leake. The property occupies a prominent position in this central development with easy and flat access to the village centre and all its amenities. Constructed in 2017, the property is being sold with the remainder of its NHBC warranty.





## The Property

Internally, the property is presented in excellent condition and has been substantially improved by the current owners. Boasting a net floor area of approximately 978 square feet, including the integral garage, expect to find modern and light-filled living space laid over two floors.

The entrance hall leads to a formal sitting room. Behind the sitting room is an internal hall with stairs rising to the first floor and access to a downstairs WC. There is a beautiful kitchen/diner with direct garden access via glazed doors to the rear. Upstairs are three good-sized bedrooms (all capable of taking a double bed) and an immaculate family bathroom. The principal bedroom suite also boasts contemporary en-suite facilities.

## The Outside

The property affords mature gardens with impressive specimen planting, giving year-round interest. To the front is also a private driveway that leads to a generous integral garage. To the rear are beautiful gardens, with both sun and shade spots. There is a flagstone laid terrace to the immediate rear of the property, and to the bottom right corner, a timber-constructed entertaining area with vine-covered pagoda. Central lawns are bordered by fully stocked borders.





## 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.

## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: C.

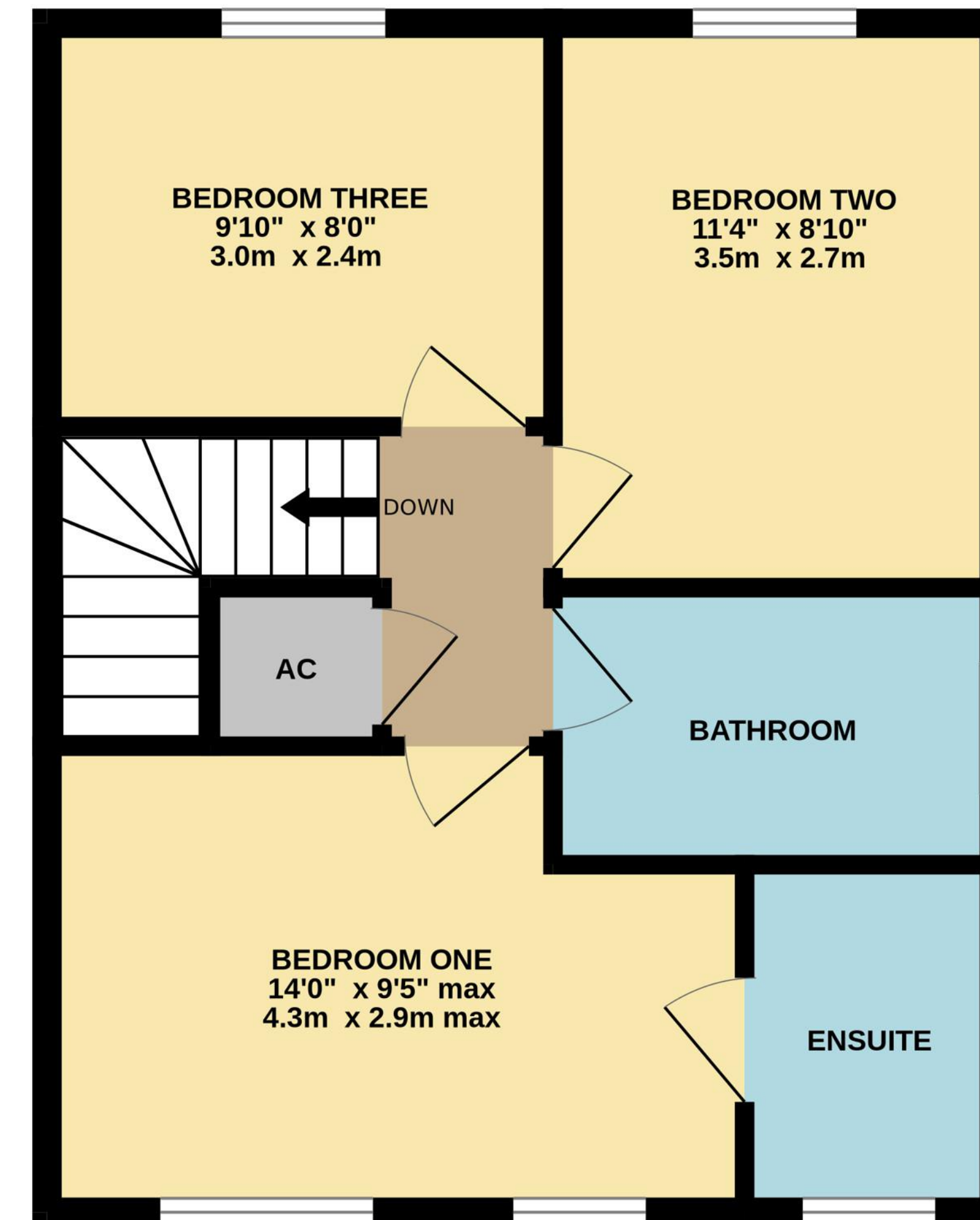
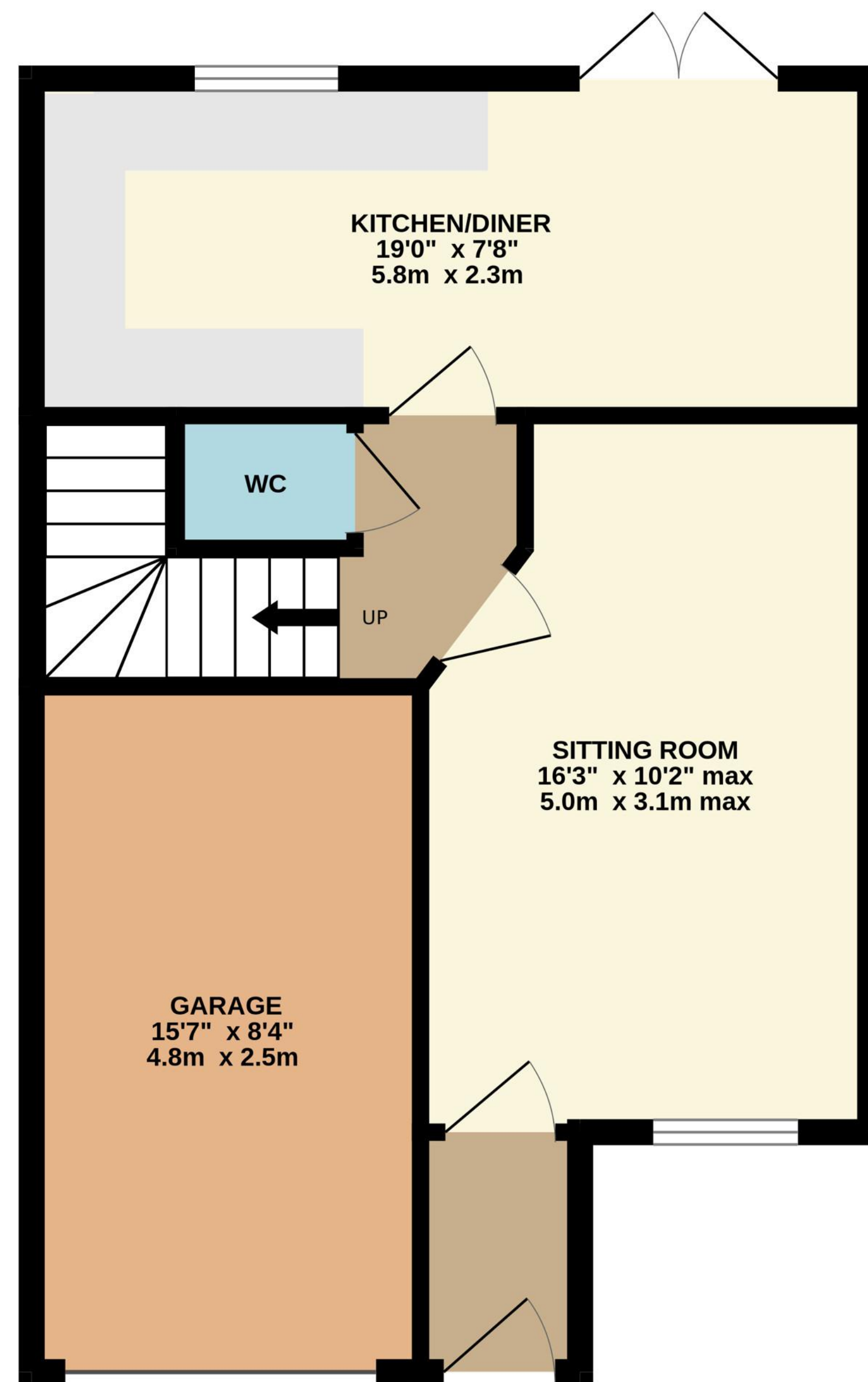
Maintenance charge approx. £240 per annum.

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.





TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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