



Smiths
your property experts

Bateman Road

East Leake

- No upward chain
- Well-maintained detached family home
- Envidable position with a forward view of Meadow Park
- Established West facing rear gardens enjoying total privacy
- Excellent potential to modernise and extend
- Four good-sized bedrooms and a family bathroom
- Modern kitchen and two spacious reception rooms
- Private driveway and an attached garage with power

General Description

Smiths Property Experts offer to the market this extremely well-maintained four-bedroom detached family home in the highly regarded Rushcliffe village of East Leake. The property occupies an enviable and peaceful position with completely private West facing rear gardens and a forward view of Meadow Park. The property is marketed with no upward chain and will make an exceptional family home, with extension and modernisation potential should the eventual purchaser wish.





The Property

Internally, the property has been maintained in excellent condition. Affording double glazing and gas central heating throughout, expect to find a generous gross floor area of approximately 1,302 square feet across two floors (including the garage). The entrance hall leads to two large reception rooms, namely the dining room and sitting room, as well as a WC. There is a modern upgraded kitchen to the rear. The kitchen and sitting room afford direct garden access. Upstairs are four good-sized bedrooms (two large doubles) and a four-piece family bathroom. All the bedrooms also have built-in wardrobes and storage. There is also an attached garage to the left-hand side with an electric roller door, power, lighting, and a personnel door to the rear. The property has excellent potential to extend to the front and rear and will make an exceptional family home.

The Outside

This super family home has been within the same ownership from new and was constructed by well-reputed local builder JS Bloor Homes. Occupying a generous plot, the property is set back from a quiet residential street behind a private driveway. The property is situated a stone's throw from the protected Meadow Park in the village. The position is sought after and rarely becomes available in the open market. To the rear are generous and landscaped mature West facing rear gardens with total privacy and a wonderful 'green' aspect.





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: D.

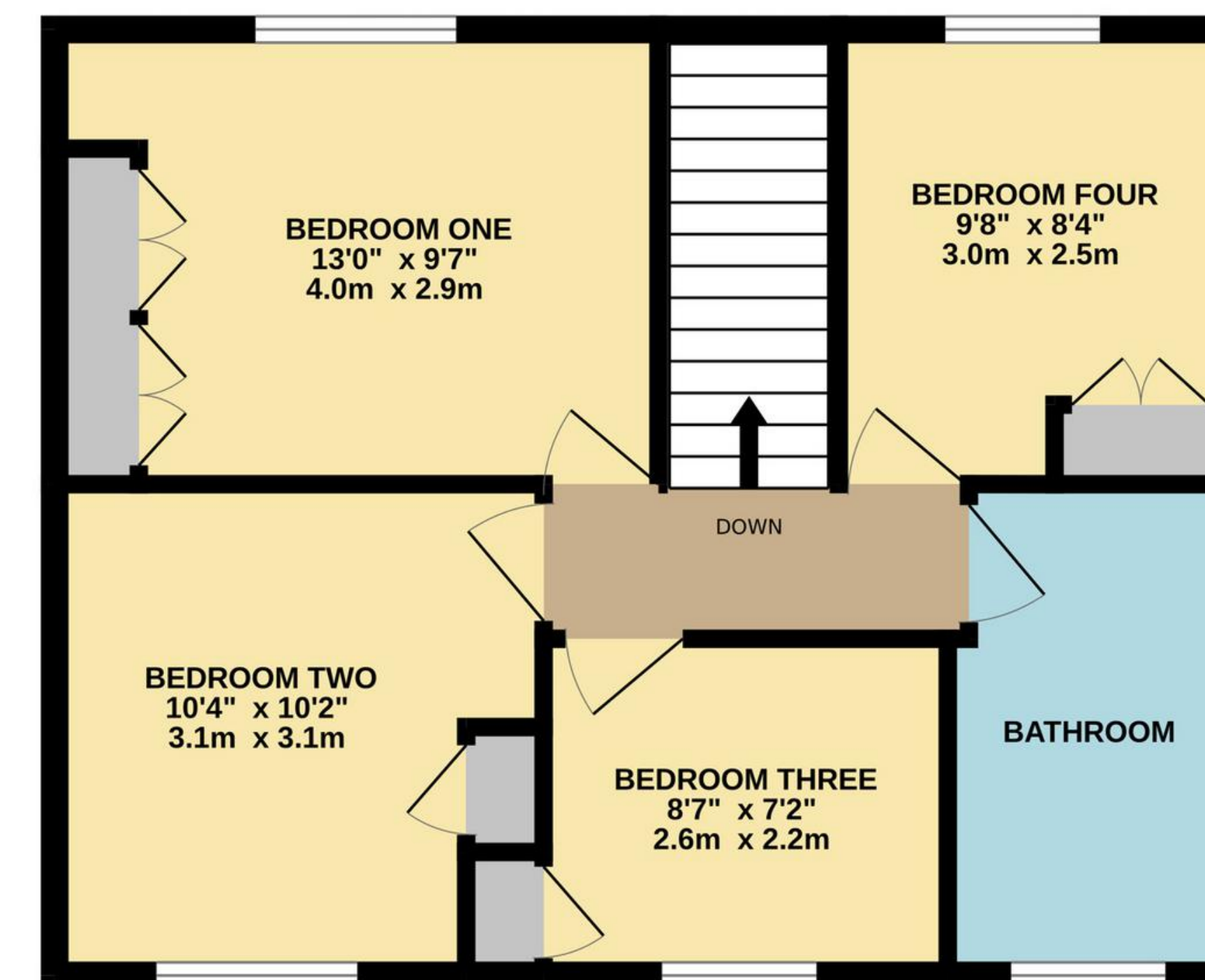
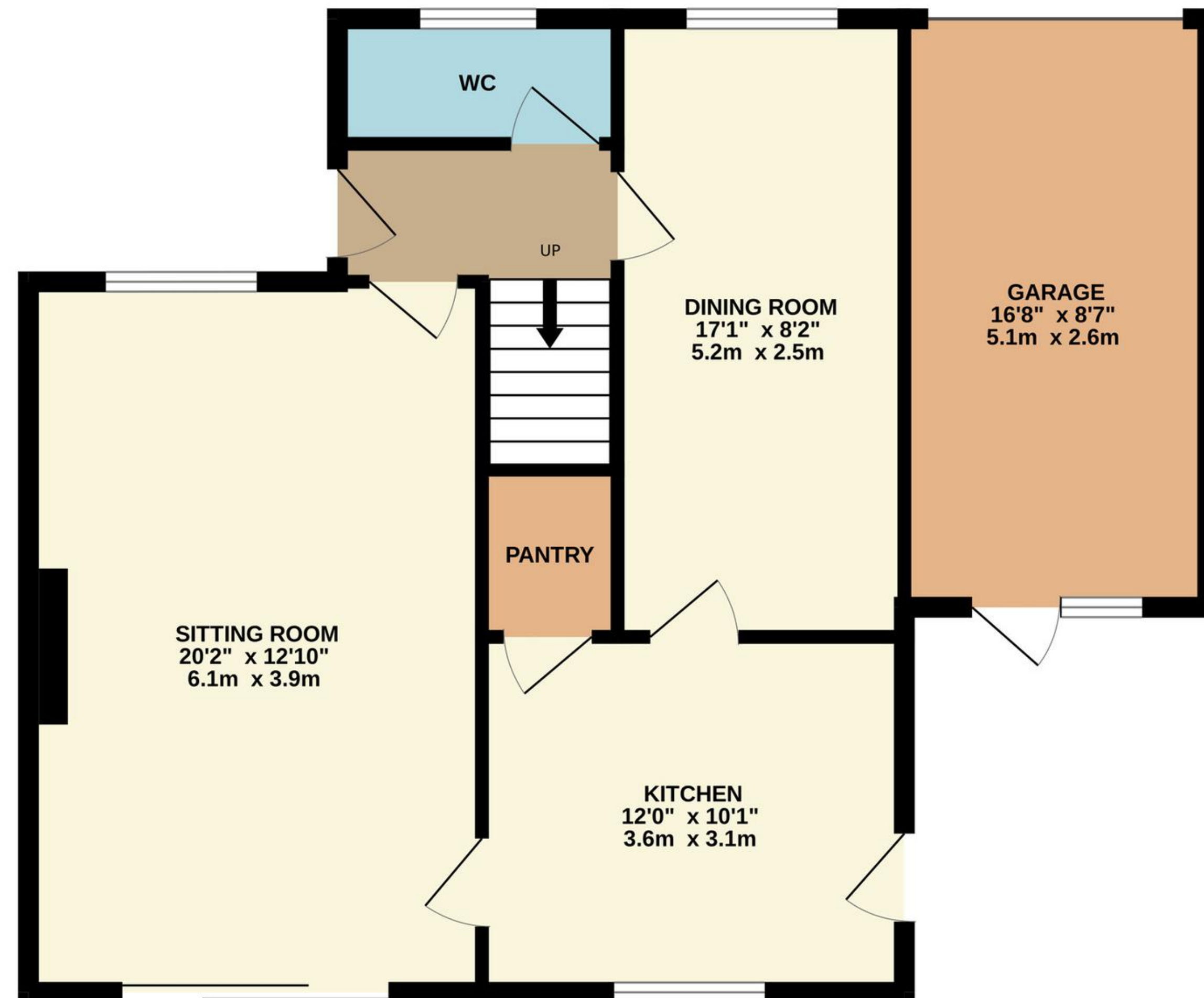
Tenure: Freehold. Council Tax Band: D.

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 : 1263 sq.ft. (117.3 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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