



Smiths
your property experts

Sand Martin Close

East Leake

- Modern and immaculate three-storey family home
- Built by Barratt Homes in 2016
- Light and spacious internal living accommodation
- Flexible three/four bedroom layout with two bathrooms
- Open-plan kitchen, dining and living area
- Lovely, landscaped gardens with a West facing aspect
- Private driveway and a detached garage
- Quiet cul-de-sac location

General Description

Smiths Property Experts offer to the market this immaculate and spacious modern family home constructed by Barratt Homes in 2016. This beautifully presented property benefits from a super open-plan living kitchen leading onto West facing private rear gardens. There is excellent flexible living accommodation that was designed to offer either three or four bedrooms depending on the eventual purchaser's needs.





The Property

Internally, the property offers modern, light, and spacious accommodation over three floors. Designed to be flexible, there are three double bedrooms, two bathrooms, and three reception rooms. Both the study and the first-floor sitting room could become a fourth bedroom, and the centrepiece of this lovely home is a contemporary zoned living kitchen with direct garden access via French doors in a fully glazed box bay to the rear elevation. There is excellent storage in the property, with either cupboards or wardrobes in the three large bedrooms and a cloakroom cupboard in the entrance hall.

The Outside

The property is situated in a quiet cul-de-sac location and within walking distance to the village centre and both primary and academy secondary schools. Set back from the road with a private driveway to the left-hand side and a detached garage offering excellent off-road parking and storage. To the rear are lovely landscaped gardens with a private and West facing aspect. There is a seating terrace to the immediate rear of the main house, and behind the garage, a deck with connections and services for a hot tub.



The Location

The village has a strong sense of community, with excellent local schools and a bustling High Street. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as several coffee shops, pubs, and eateries. There are beautiful countryside walks close by, whilst 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: B.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

Service Charge: approximately £300 per annum.

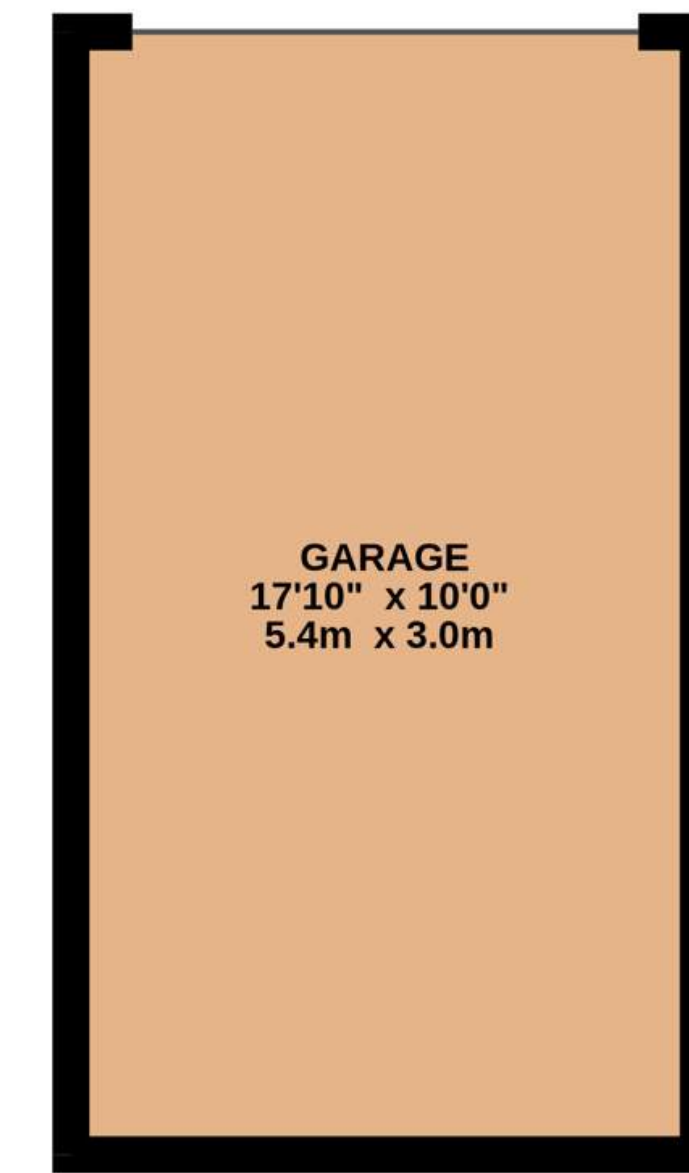
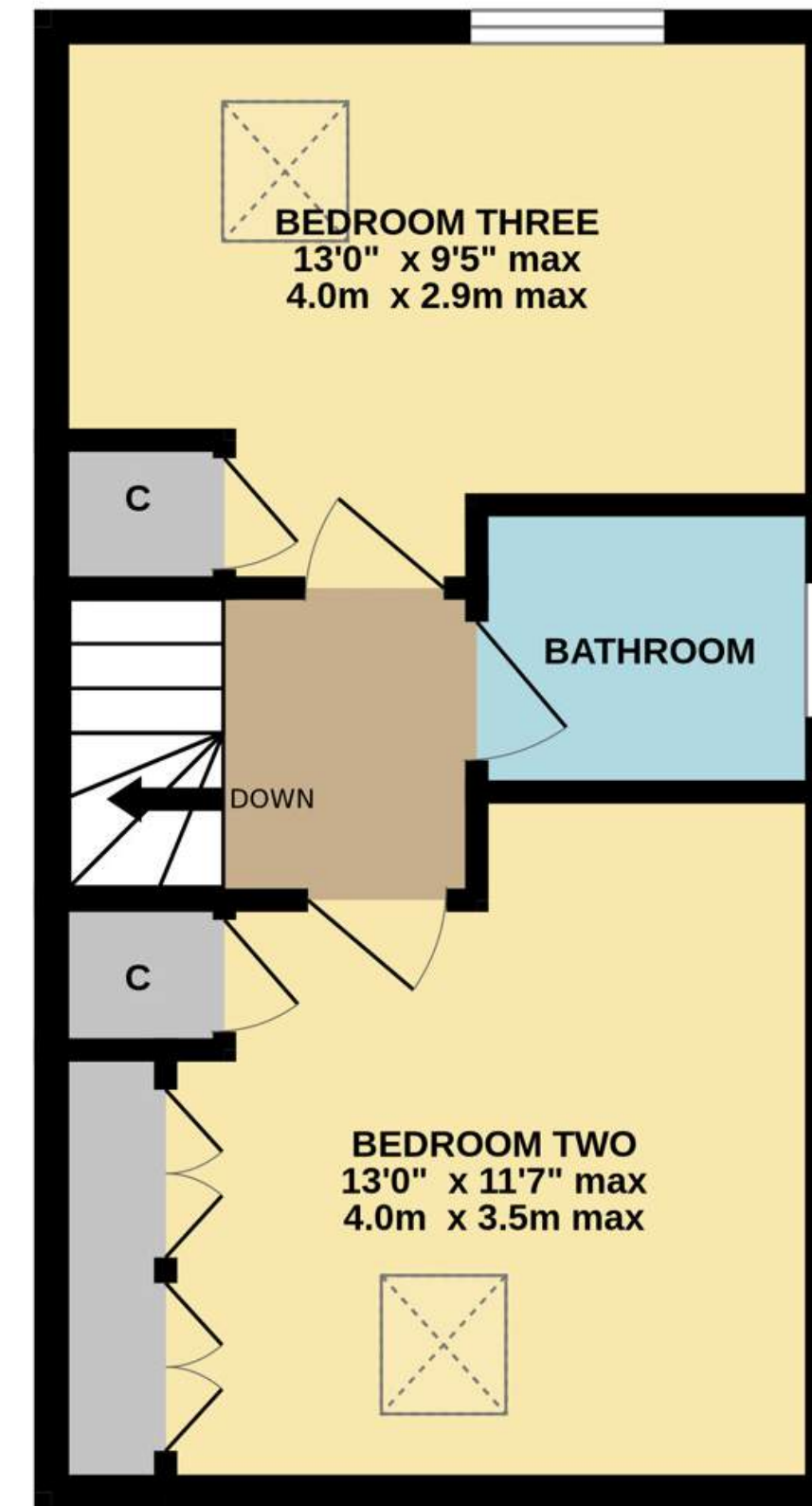
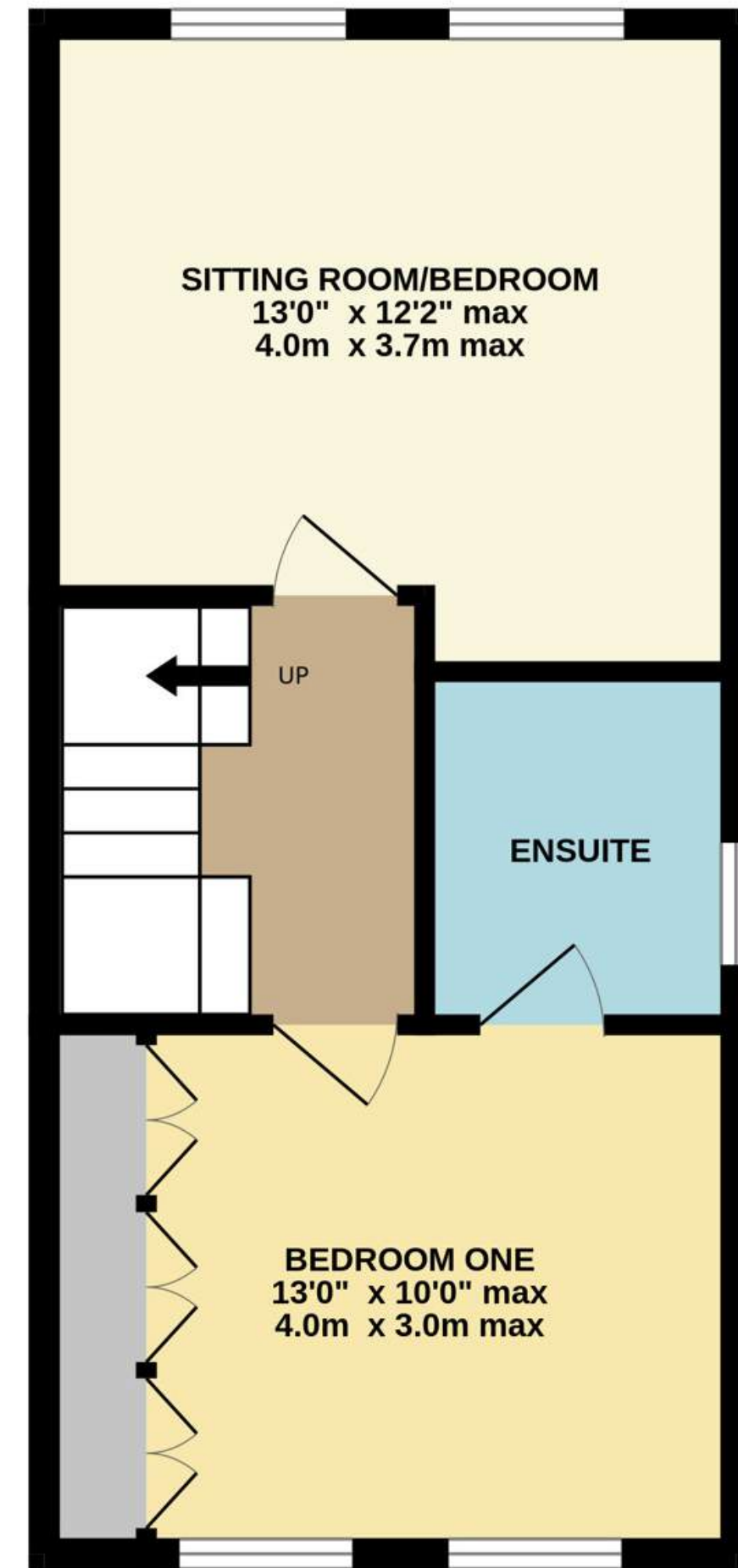
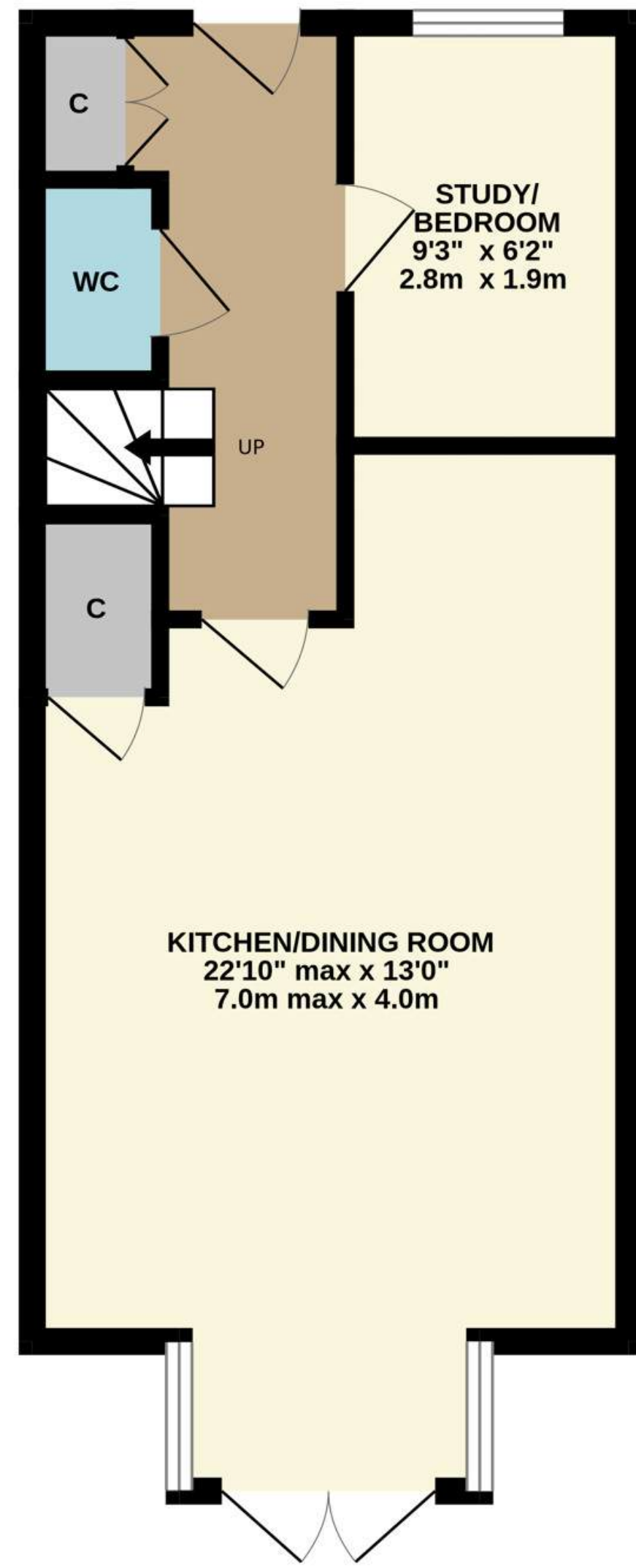
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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.
Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



