



Smiths
your property experts

Ropewalk

East Leake

- Well-presented detached family home
- Located in a desirable cul-de-sac off Station Road
- Well-designed and spacious accommodation
- Four good-sized bedrooms and two bathrooms
- Three reception rooms all leading out onto the rear gardens
- Private driveway with generous off-road parking
- Double garage with power and lighting
- Utility room with external access

General Description

Smiths Property Experts offer to the market this smart and well-presented four-bedroom detached family home in the highly regarded Rushcliffe village of East Leake. The property is in an enviable position on Ropewalk, a small development of executive homes set off Station Road. It boasts a private drive and a double garage, private rear gardens, and approximately 1,327 square feet of well-appointed and spacious living accommodation.

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

Internally, the property offers spacious accommodation around a central entrance hall rising to the first-floor landing. There are no less than three main reception rooms, namely a sitting room with a feature gas real flame fire, a box bay to the front, and direct garden access to the rear, a dining room/snug, and a superb kitchen/breakfast room with a conservatory leading onto outside entertaining terraces. There is also a useful utility room and a downstairs w.c. Upstairs are four good-sized bedrooms (three large doubles), a family bathroom and two large store cupboards on the landing. The principal bedroom suite is complete with fitted wardrobes and an en-suite shower room.

The Outside

The property is set back from the cul-de-sac behind a tarmac-paved driveway, providing off-road parking for several vehicles. There are soft borders to the front and either side and a fantastic double garage with up-and-over doors, power, and lighting.

To the rear are completely private landscaped gardens, with several flagstone-laid seating terraces, including a secluded courtyard accessed via the conservatory. There is a central lawn, fully stocked borders with mixed planting, and a covered barbecue/bar area.







Property Information

EPC Rating: D. Tenure: Freehold.

Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

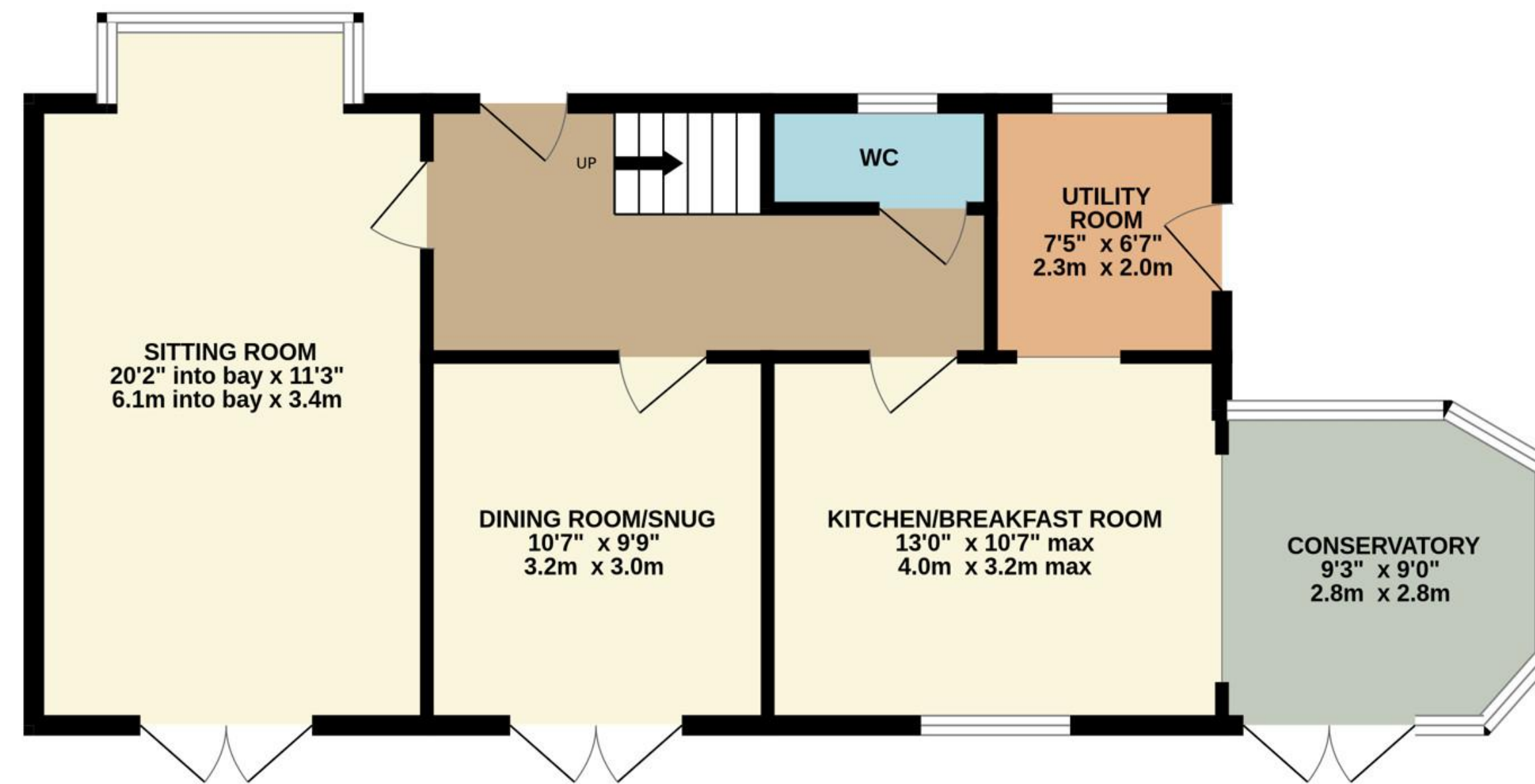
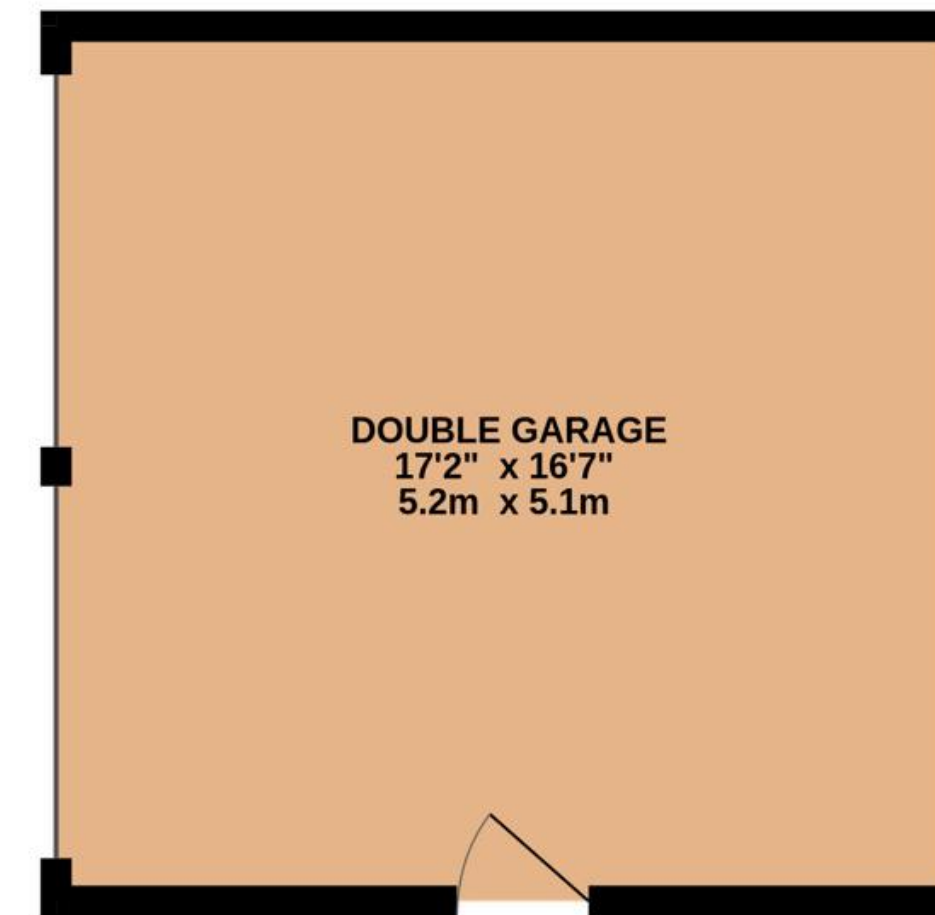
Important Information

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.

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 : 1612 sq.ft. (149.7 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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