



Smiths
your property experts

Osier Fields

East Leake

- Smart and deceptive detached family home
- Lovely position with an established green space to the front
- Gated private driveway and a detached garage
- Modern kitchen/diner with an adjacent utility room
- Three/four bedrooms and two bathrooms
- Fourth bedroom is currently laid out as a dressing room
- Corner plot with generous front and rear gardens
- Pergola with a working wood-burning stove

General Description

Smiths Property Experts offer to the market a smart detached family home situated close to the centre of East Leake and within easy walking distance of primary and secondary schooling. The property occupies a corner plot with a wide frontage, a gated private driveway with a detached garage, and benefits from having an established green space to the front.

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 property offers well-presented modern living space with a floor area measuring approximately 1,100 square feet, excluding the garage space. Originally constructed by the well-regarded local firm Morris Homes and upgraded by the current owner, the property benefits from uPVC double glazing and gas central heating.

Expect to find an entrance hall with stairs rising to the first floor, a WC, a sitting room with French doors and a useable chimney for a wood burner or similar, and a modern kitchen/diner with an adjacent utility room. All the bedrooms and the family bathroom are upstairs and accessed from the spacious landing. The fourth bedroom has been opened from the main room to create a 'suite' with a dressing room and an en-suite shower room. With the addition of a stud partition wall, the dressing area could become a private fourth bedroom once again.

The Outside

Outside, the property has a wide frontage. Set behind iron railings and with a landscaped area behind, there is also space to the left-hand side (lawned but ideal for extra off-road parking), and to the right is a private gated driveway with access to the detached garage behind. A stud partition wall has split the garage to give a store to the front and an office to the rear, although this change could be easily reversed should the eventual purchaser wish. The private gardens are partially walled and offer a mixture of lawns, mature shrubbery, and a stunning patio terrace covered by a high-quality timber pergola with a working wood-burning stove, an excellent private and year-round outside space ideal for entertaining.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

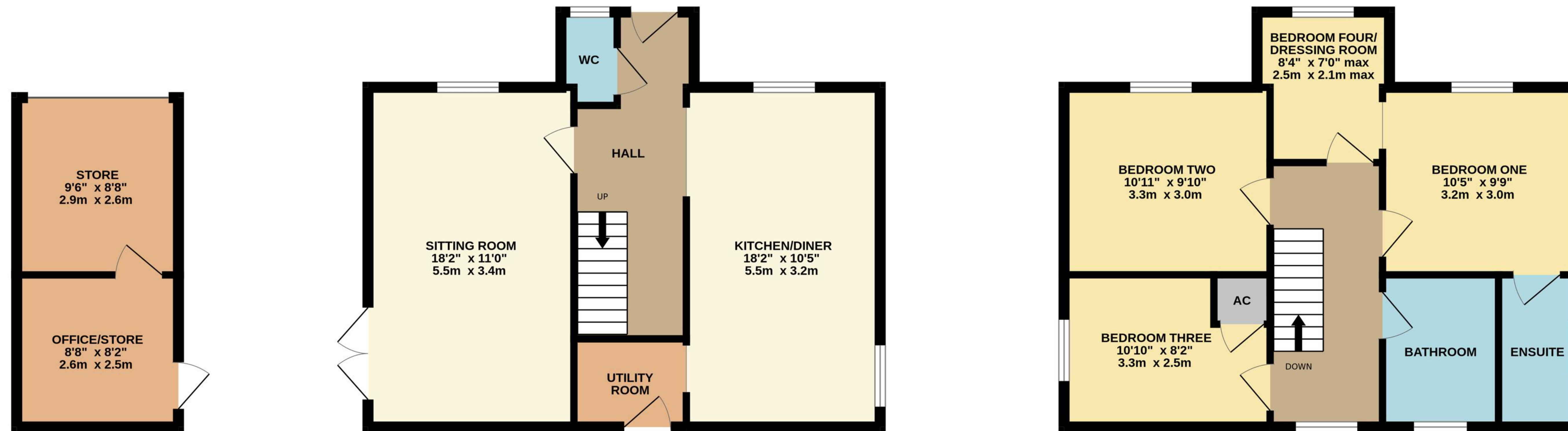
Important Information

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 : 1209 sq.ft. (112.3 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.
Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



