



Smiths  
your property experts



# Horseshoe Close

## Willoughby on the Wolds

- No upward chain
- Spacious and modern detached family home
- One of six individual homes built in 2010
- South facing rear gardens with countryside views
- Four double bedrooms and three bathrooms
- 'Living' kitchen with a separate utility room
- Sitting room with a wood-burning stove
- Peaceful rural village with an excellent primary school

### General Description

Smiths Property Experts offer to the market with no chain this superb, four double bedroom detached family home in the heart of the highly regarded village of Willoughby on the Wolds. The property is built to a high specification and boasts a floor area of approximately 1,925 square feet (excluding the garage). The property is one of just six individual homes constructed in 2010 and is set in the heart of the village in this peaceful residential setting. To the rear are totally private gardens with views across green space and equine paddocks beyond.











## The Property

The property affords a wealth of living space laid over two floors and finished to a high specification, including wet pipe underfloor heating and hardwood flooring/joinery.

The living space is well-designed and laid across two floors. The accommodation briefly comprises a spacious dining hall, a study, a formal sitting room with a stone fireplace and a wood-burning stove, a 'living' kitchen fitted in a shaker style with a range cooker, integrated appliances, granite work surfaces and a separate utility room, and a downstairs WC. Upstairs are four generous double bedrooms, two with ensembles, and a separate family bathroom. There is also an integrated garage with lighting and power.

## The Outside

Externally, the property is set in a private and peaceful location with off-road parking to the front. To the rear are lawned gardens with a seating terrace to the immediate rear of the main house. The gardens boast a South facing aspect and have a fantastic green aspect overlooking tree-lined green space and paddocks beyond.

## The Location

This quintessentially English village is surrounded by beautiful countryside and is well connected with excellent road links to West Bridgford, Nottingham, Leicester, Melton Mowbray, and Grantham. The village has an excellent primary school and good quality secondary schooling options nearby. East Midlands Airport is also easily accessible and within a 20-minute drive. There are great local options for livery should a purchaser wish to keep horses nearby. The village has a rare and real sense of community.











## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: F.

Local Authority: Rushcliffe Borough Council.

## Important Information

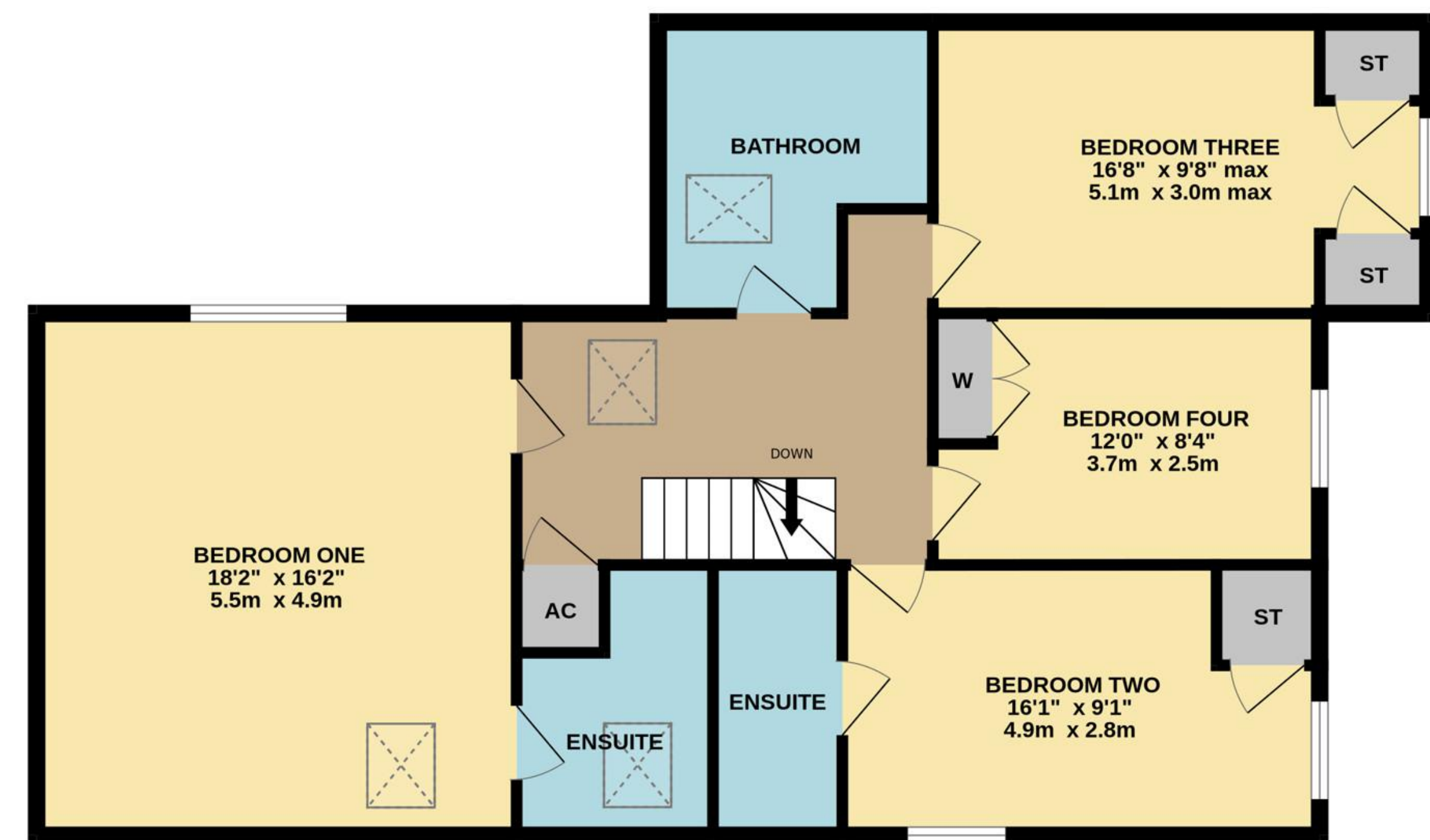
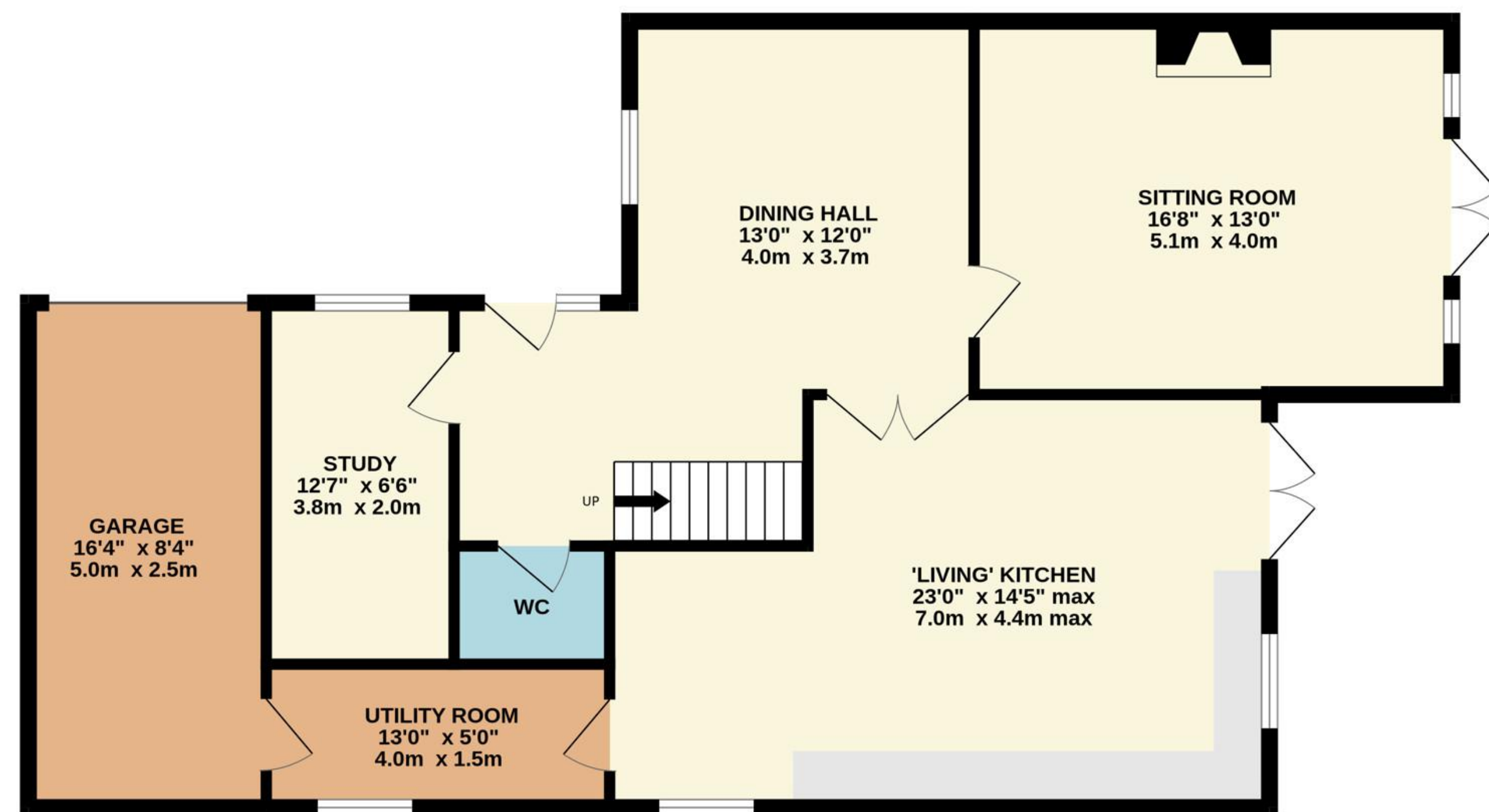
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## Smiths Property Experts

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 : 2071 sq.ft. (192.4 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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