



Smiths
your property experts

Leveret Way

East Leake

- Beautifully presented executive detached family home
- Light-filled modern interiors in immaculate 'turnkey' condition
- Set in a corner plot with landscaped gardens
- Five good-sized bedrooms (four doubles) and two bathrooms
- Open-plan 'living' kitchen and a separate utility room
- Detached garage and a private driveway
- Floor area of approximately 1,608 square feet
- Sold with the remainder of its NHBC 10-year warranty

General Description

Smiths Property Experts offer to the market this smart and executive five-bedroom detached home in the highly regarded Rushcliffe village of East Leake.

The property was built in 2019 and is presented in immaculate and 'turnkey' condition, with light-filled contemporary interiors. Set in a corner plot, the property has beautifully landscaped gardens, a private driveway, and a detached garage.







The Property

Internally, this property offers an impressive 1,608 square feet of immaculate living space across two floors and benefits from the remainder of its NHBC 10-year warranty.

In brief, the accommodation comprises an entrance hall with a WC, a study/playroom, an impressive formal sitting room, and a wonderful three-zoned living kitchen with direct garden access to the rear. The kitchen is fitted in a contemporary style with Quartz work surfaces and a range of appliances, including a double oven. A separate utility room is also fitted in the same style as the kitchen and has direct access outside.

Upstairs and laid around a spacious landing are five bedrooms, including four of a large double size. There is a four-piece family bathroom, and the main bedroom has an en-suite shower room.

The Outside

The property is set in a corner plot, affronting a private shared driveway. There are landscaped borders to the front and right-hand side and established evergreen shrubbery.

To the rear are walled gardens, newly landscaped with lawns and two large entertaining terraces. Behind the gardens is a detached garage and a private driveway with off-road parking for two vehicles.







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.

Distances

Loughborough 5 miles, Nottingham 11 miles, Leicester 18 miles, and Derby 17 miles. Loughborough Train Station 5 miles (trains to London from 1 hour 15 minutes), East Midlands Parkway Station 6 miles, and East Midlands Airport 9 miles (distances and timings are approximate).

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: F.

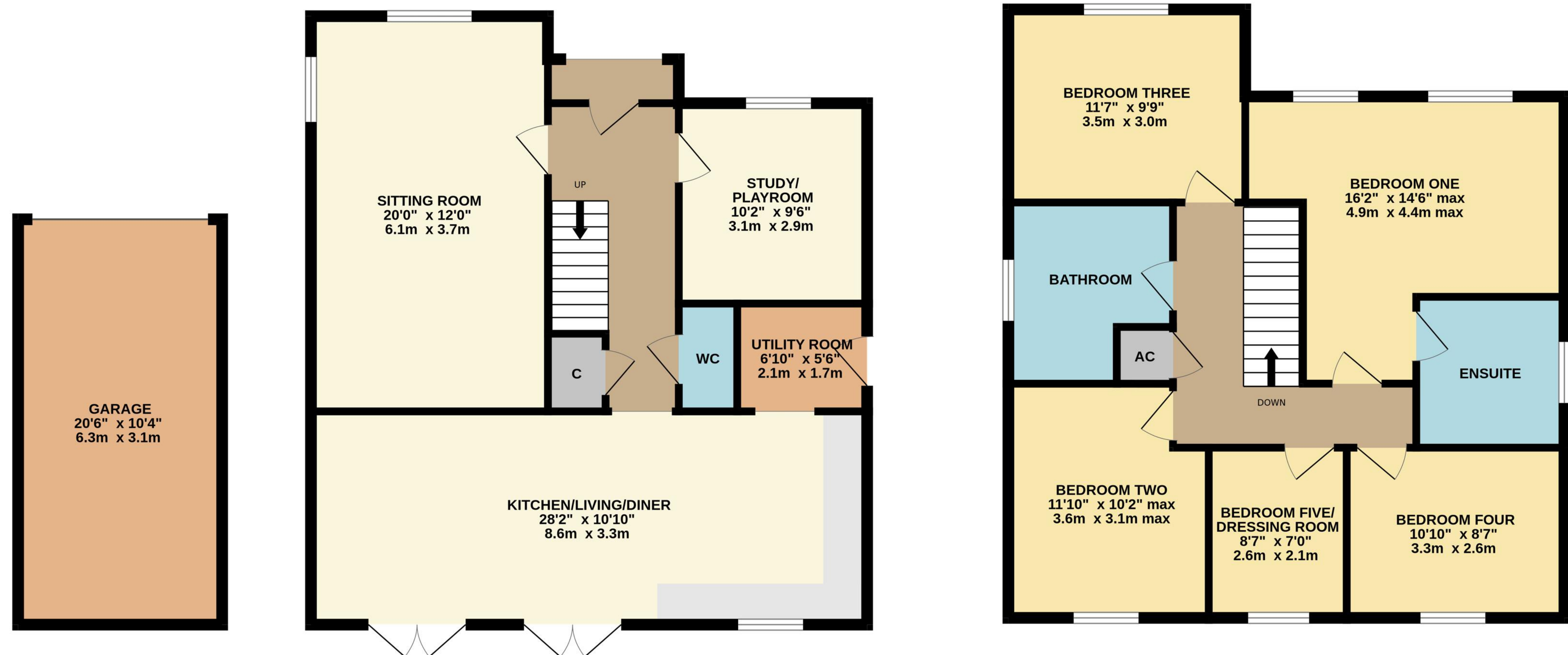
Maintenance charge: approx. £260 per annum.

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 : 1820 sq.ft. (169.0 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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