



Smiths  
your property experts



# Southwell Close

## East Leake

- No upward chain
- Link-detached house in a sought-after location
- Walking distance of Meadow Park and the village centre
- Lovely South and South West facing rear gardens
- Generous driveway and an attached garage
- Three bedrooms and a shower room
- Sitting room through to dining room
- Excellent potential to modernise

### General Description

Smiths Property Experts are favoured with instruction to market this three-bedroom link-detached house situated in a sought-after residential location within short walking distance of Meadow Park and the village centre.

The property sits in a super plot with established South and South West facing rear gardens, a generous driveway, and an attached garage. Sold with no upward chain, the property offers a new purchaser excellent potential to modernise.







## The Property

The property has a well-laid-out floor area comprising an entrance hall, a sitting room through to a dining room with sliding patio doors, and a kitchen. The kitchen benefits from an external door leading to the side driveway. There is also a convenient downstairs w.c. Upstairs, from a light landing, you will find three bedrooms, two of generous double size, and a shower room.

The property offers a new purchaser excellent potential to modernise and extend, subject to the necessary planning permission. The property also benefits from solar panels, promoting lower running costs for the eventual purchaser. The solar panels are leased.

## The Outside

The property is located in a cul-de-sac within an established residential area, accessed via the desirable Station Road. The location is popular due to its accessibility to both Meadow Park and the village centre.

Set back from the road behind a generous and low-maintenance frontage providing off-road parking. The driveway continues to the right-hand side of the property, providing access to the attached garage.



Of note are the generous gardens to the rear, which benefit from a South and South West facing aspect. The gardens are mainly laid to lawns with mature borders and a greenhouse. There is a decked seating area to the immediate rear of the property.





## The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are numerous 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.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

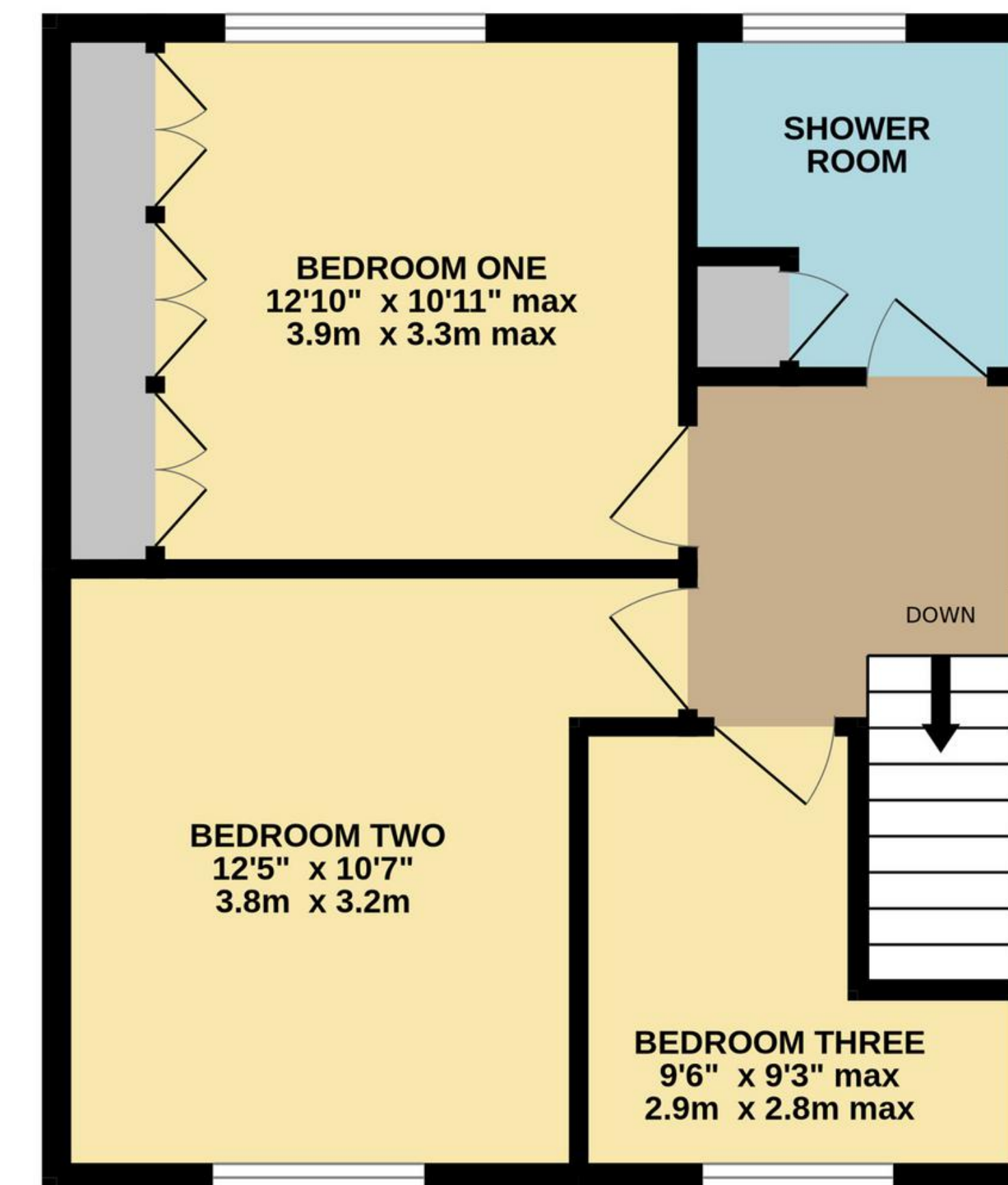
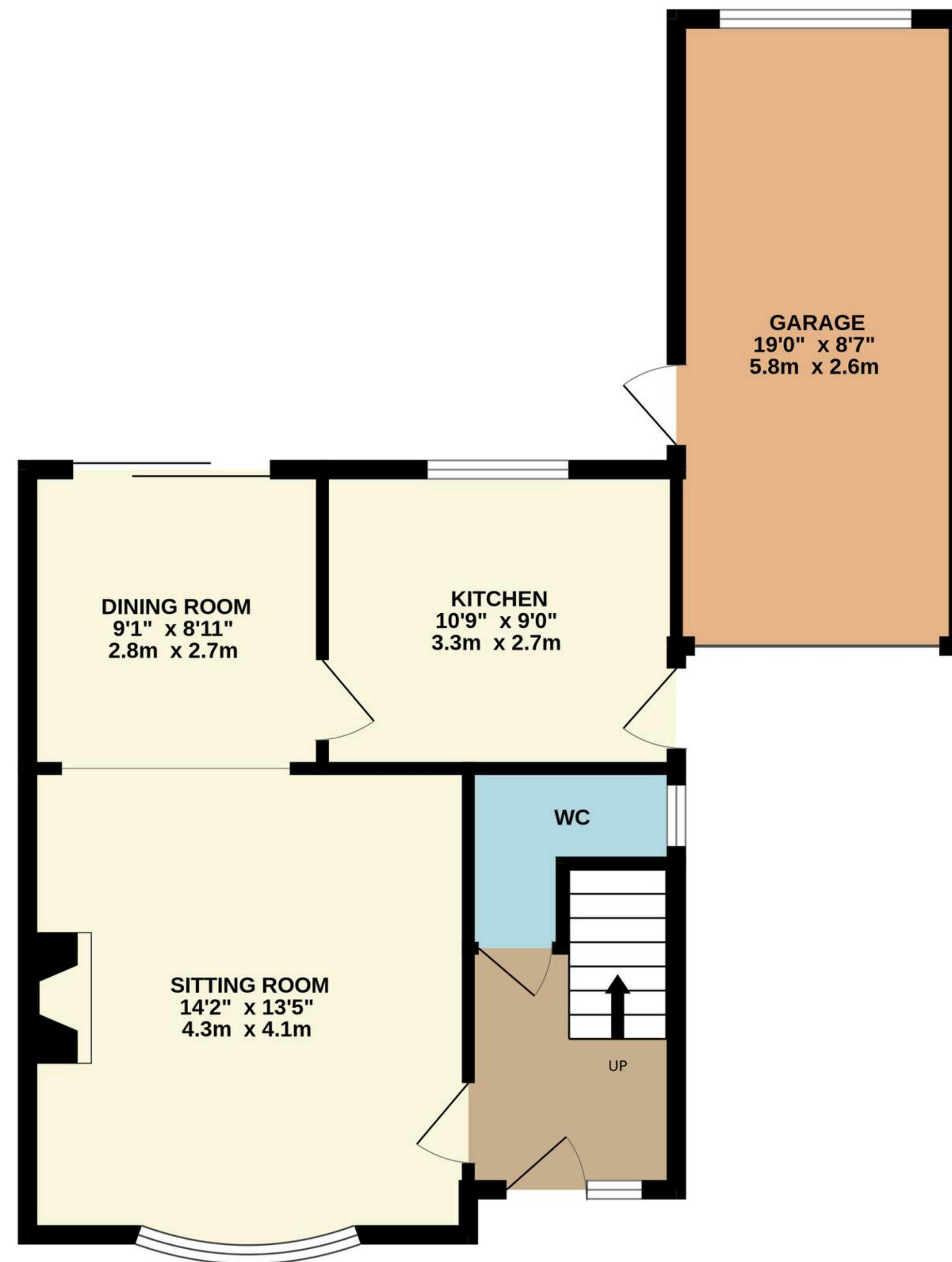
Local Authority: Rushcliffe Borough Council.

## 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 : 1063 sq.ft. (98.8 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 ©2025



01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)





