



Smiths  
your property experts



# Manor Farm Meadow

East Leake

- No upward chain
- Mature detached family home
- Large plot backing onto Meadow Park
- Private driveway and integral garage
- Excellent potential to upgrade
- Spacious lounge with extended dining room
- Kitchen/breakfast room and utility room
- Four bedrooms and a family bathroom

## General Description

Smiths Property Experts offer to the market with no upward chain this outstanding opportunity to acquire a mature family home with excellent potential and a large plot backing onto Meadow Park. Manor Farm Meadow is locally revered as a location for being in the heart of the village, within easy walking distance of amenities, but also quiet and peaceful.







## The Property

Internally, the property has uPVC double glazing and gas central heating throughout. This wonderful family home has been upgraded and extended by the current owners, and there is now excellent potential to upgrade the interior finish and layout should the eventual purchaser choose to do so.

The accommodation is laid over two floors and extends to 1,376 square feet, including the integral garage. Expect to find an entrance hall, WC, spacious sitting room with extended dining room to the rear, all with direct garden access, kitchen/breakfast room and utility room downstairs. On the first floor, there are four bedrooms and the family bathroom. The principal bedroom boasts built-in wardrobes in a defined dressing area and a separate en-suite shower room.

## The Outside

Set back from the cul-de-sac and with easy access onto Meadow Park, the property has lawned front gardens and a private driveway leading to its integral garage to the front.

The special aspect of this property is the rear gardens. Extensive, mature, and totally private. Backing onto Meadow Park, there is also an abundance of wildlife throughout the seasons.







## 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: D.

Tenure: Freehold. Council Tax Band: D.

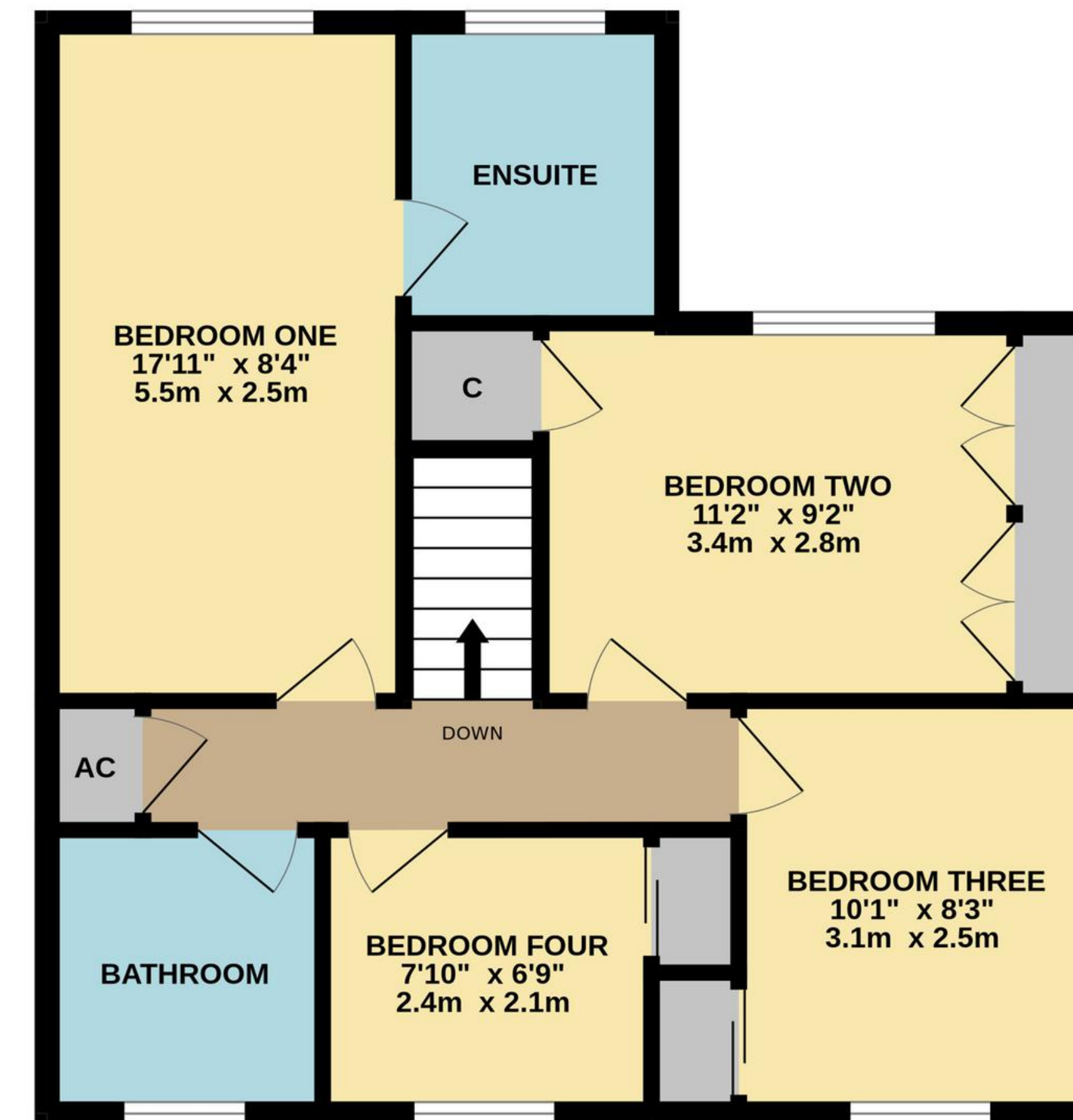
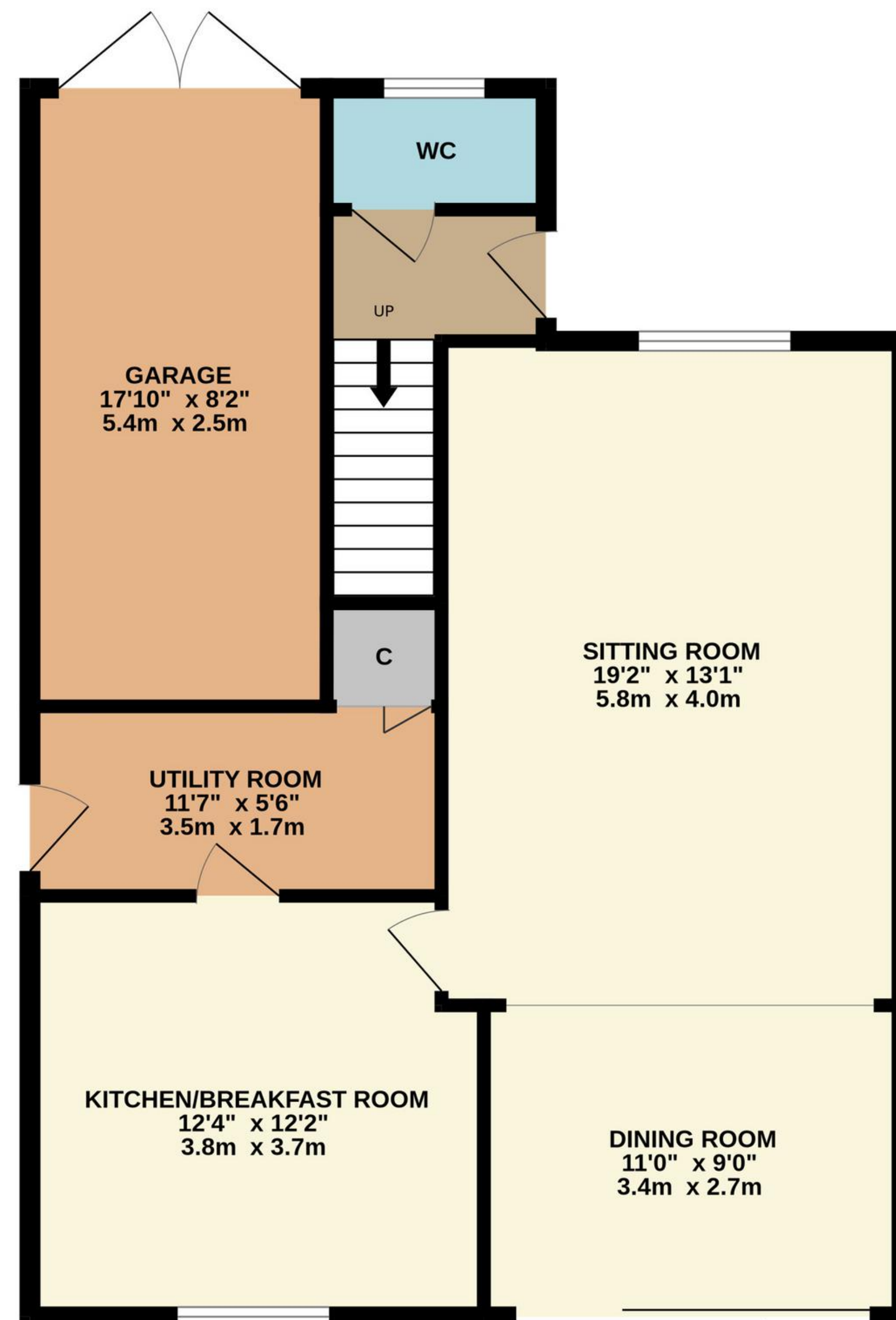
Local Authority: Rushcliffe Borough Council.

## 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 : 1376 sq.ft. (127.9 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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