



Smiths
your property experts

Northfields Way

East Leake

- No upward chain
- Beautifully presented detached family home
- Set in a highly regarded and sought-after position
- Double width driveway and a double integral garage
- Good-sized kitchen/diner and utility room
- Three spacious reception rooms
- Four good-sized bedrooms and two bathrooms
- South-facing lawned rear gardens

General Description

Smiths Property Experts offer to the market with no upward chain this beautifully presented and immaculate executive four-bedroom detached family home. The property is in a highly regarded and sought-after position, within easy distance of Meadow Park and the village centre in East Leake.

The property has south-facing rear gardens, three reception rooms, four good-sized bedrooms, and two and a half bathrooms, and in our opinion, represents an excellent example of a modern family home in this sought-after village. The current owner has recently replaced all of the windows, doors, fascias and guttering, and installed renewable energy throughout, including solar panels, battery and air source heat pump, resulting in an excellent 'B' EPC rating.





The Property

Internally, the property provides newly replaced uPVC double glazing and Air Source central heating throughout. The floor area extends to circa 1,680 square feet (including the integral double garage) and is presented in immaculate and A1 condition throughout.

In brief, the accommodation comprises a spacious entrance hall with WC. There is excellent reception space downstairs, including a bay fronted sitting room, study, dining room with bay window and views over the rear gardens, kitchen/diner and utility room. Upstairs are four good-sized bedrooms, all accessed from the landing. The principal bedroom has smart en-suite facilities and built-in wardrobes. There is also a family bathroom, and bedroom two has fitted wardrobes.

The Outside

Set behind lawned front gardens, two blossom trees and a double-width driveway, the property occupies an enviable position in the village. There is a double integral garage with up-and-over doors to the front, and pedestrian access to the right-hand side. To the rear are south-facing lawned gardens, larger than expected for a property of its kind.





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

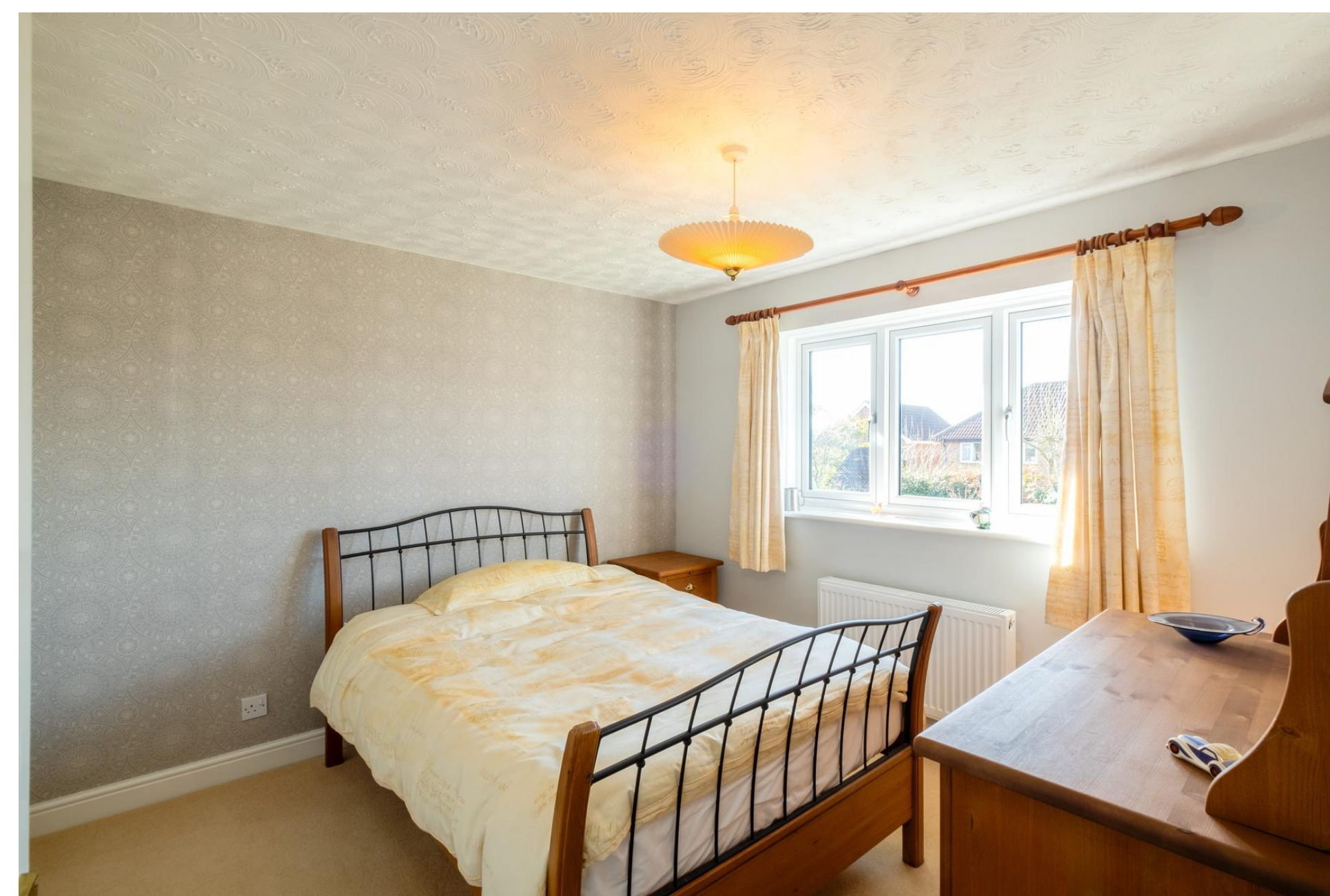
EPC Rating: B.

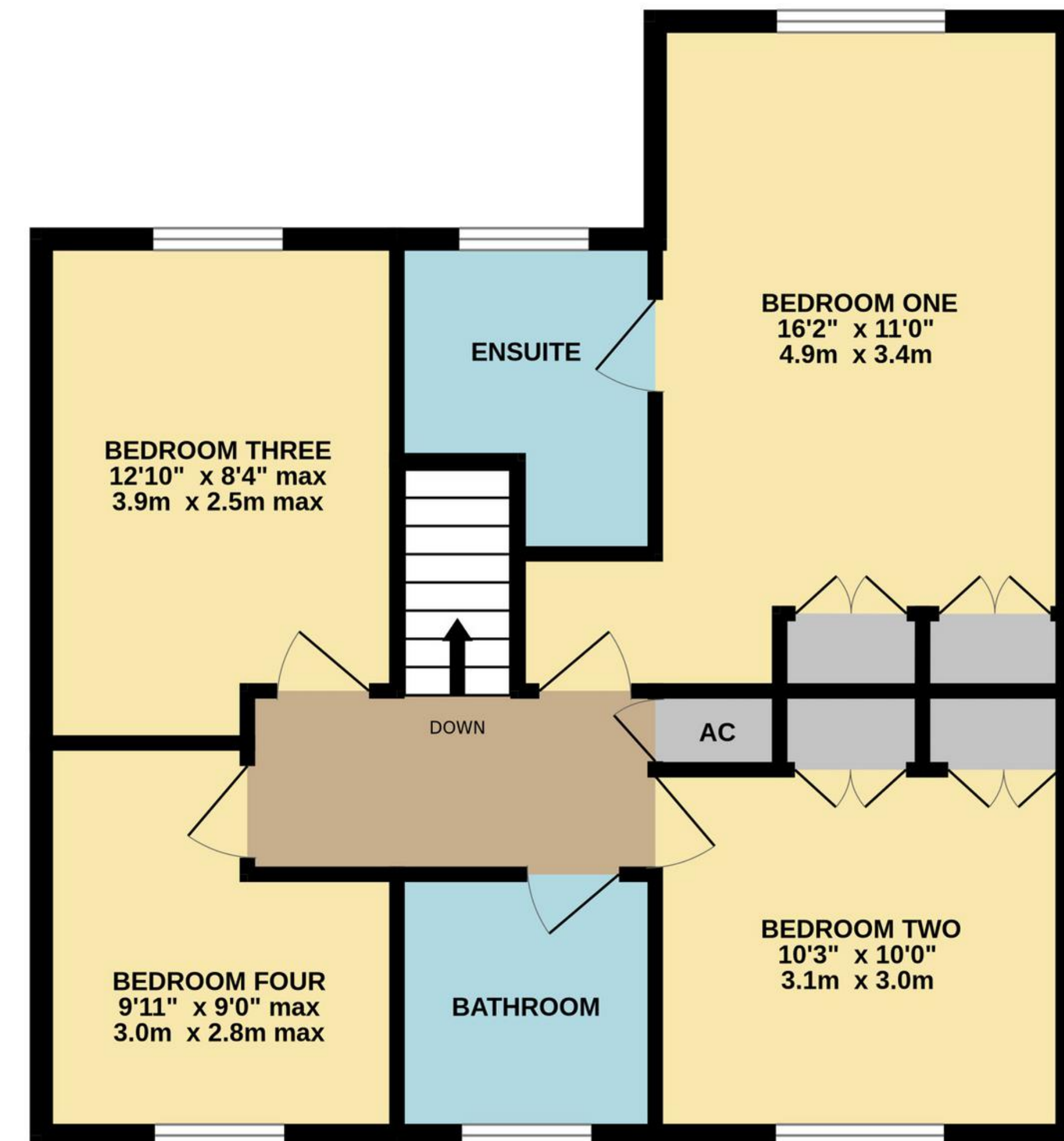
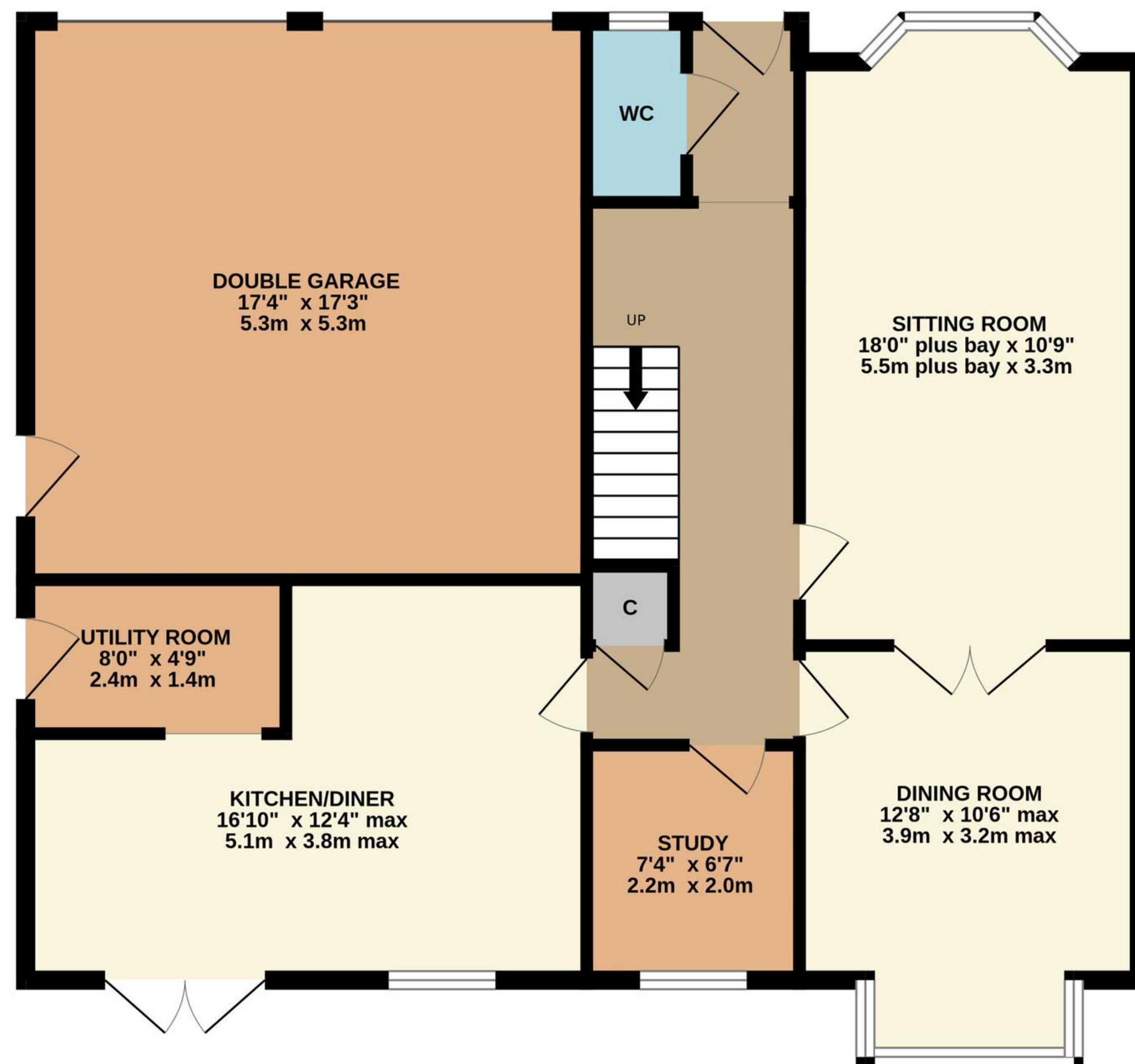
Tenure: Freehold. Council Tax Band: E.

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.





TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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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