



Smiths  
your property experts



# Manor Close

## Costock

- No upward chain
- Spacious and well-presented link-detached family home
- Double-width private driveway and a double garage
- South-facing rear gardens with a pretty seating area
- Modern kitchen/breakfast room leading to a conservatory
- Formal sitting room and a separate dining room
- Four good-sized bedrooms and a family bathroom
- Situated in a peaceful cul-de-sac setting

## General Description

Smiths Property Experts offer to the market with no upward chain this well-presented four-bedroom link-detached family home in the village of Costock. Situated in a cul-de-sac setting, the property occupies a generous plot with a double garage and south-facing rear gardens.

The property is a fantastic example of a well-presented family home in a pretty village with a public house and a well-regarded primary school.











## The Property

The property affords an impressive gross floor area measuring 1,551 square feet (including the attached double garage). The living space is laid out over two floors and presented in good condition. Featuring uPVC double glazing and gas central heating throughout, the accommodation is spacious and light-filled.

In brief, expect to find an entrance hall, a WC, a dining room with stairs rising to the first floor, a large formal sitting room, and an upgraded kitchen/breakfast room leading out into the south-facing conservatory.

Upstairs from a central landing are four good-sized bedrooms (three with built-in storage) and a family bathroom. The main bedroom also has a sink with hot and cold water and drainage, giving an opportunity for the eventual purchaser to create en-suite facilities should they wish.

## The Outside

The property affords a lovely position in the village, set back from the road behind lawned front gardens and a double-width private driveway. Attached to the left-hand side of the house is a large double garage with power, lighting, and an electrically operated roller door to the front.

To the rear are south-facing private gardens. The gardens are secure with a close board fence perimeter. There are central lawns with a pretty seating area to the left-hand side, and mature shrubbery and planting throughout.











## The Location

The village settlement of Costock lies one mile East of the large and fully serviced village of East Leake. The village has excellent commuter links via the A60 and nearby A46 and M1 motorway networks. There is easy access to Nottingham, Leicester, Melton Mowbray, and Loughborough, and, in turn, an excellent choice of local state and independent schooling. The village has a highly regarded primary school and a well-supported pub, The Generous Briton. East Midlands Airport is also just 20 minutes by car.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

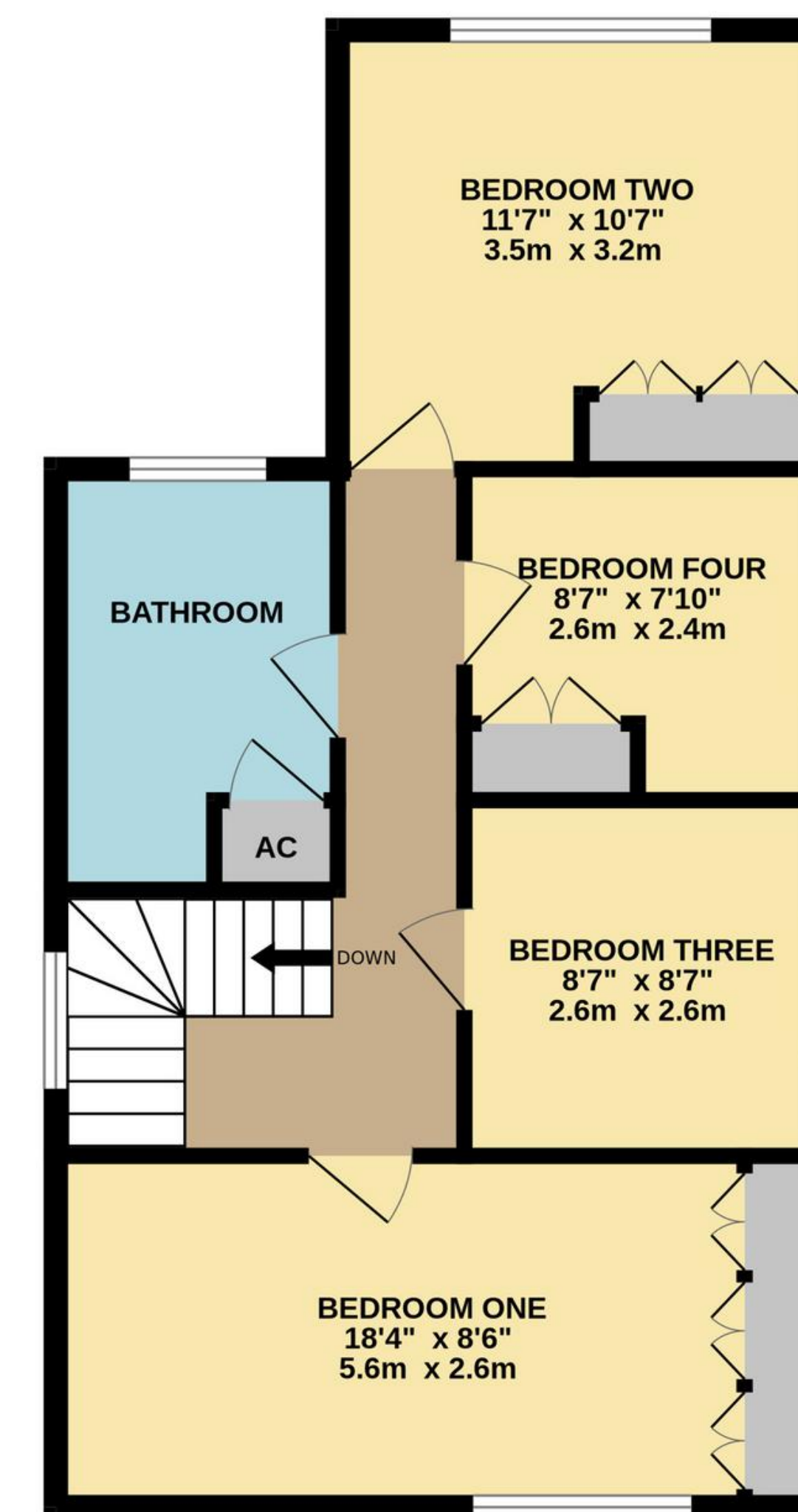
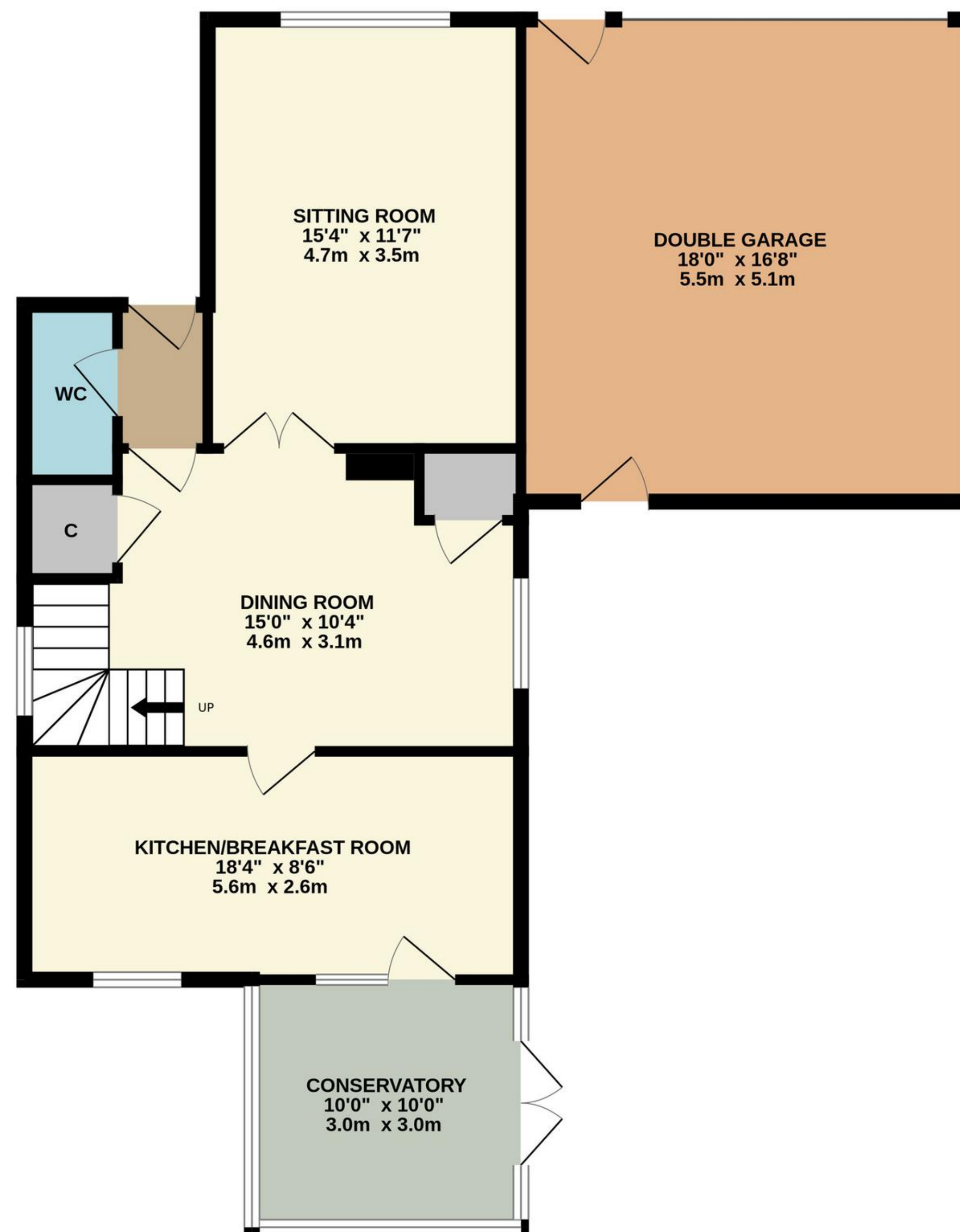
Local Authority: Rushcliffe Borough Council.

## 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 : 1551 sq.ft. (144.1 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)





