



Smiths
your property experts

Godber Road

East Leake

- Spacious and modern detached family home
- Modern kitchen/diner and a separate utility room
- Spacious sitting room and a snug/playroom
- Five good-sized bedrooms and three bathrooms
- South-facing lawned gardens to the rear
- Double-width driveway and a detached double garage
- Beautiful views of open countryside to the front
- Lovely village with excellent local schooling

General Description

Smiths Property Experts offer to the market this spacious five-bedroom detached family house built by David Wilson Homes. The property is in excellent condition throughout and has a layout that lends itself to modern-day family living. It also affords a double-width driveway, a double garage, and South-facing rear gardens.







The Property

The accommodation includes an entrance hall, a spacious sitting room with French doors leading to the rear garden, a kitchen/diner with a second set of French doors leading to the rear garden, and a utility room off the kitchen. Additionally, there is a second reception room that can be utilised as a snug or playroom and a downstairs WC.

Upstairs, on the first floor, are three good-sized bedrooms and a bathroom. The main bedroom has an en-suite shower room and a dressing area. There are two bedrooms on the second floor and a shower room.

The Outside

The property has a South-facing rear garden with a patio, lawn, and seating areas. To the side of the property, there is a double-width driveway and a double detached garage with power. The front of the property benefits from beautiful views of open countryside.

The Location

The village is home to a thriving community and boasts excellent local schools. 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

Council Tax Band: F

Local Authority: Rushcliffe Borough Council.

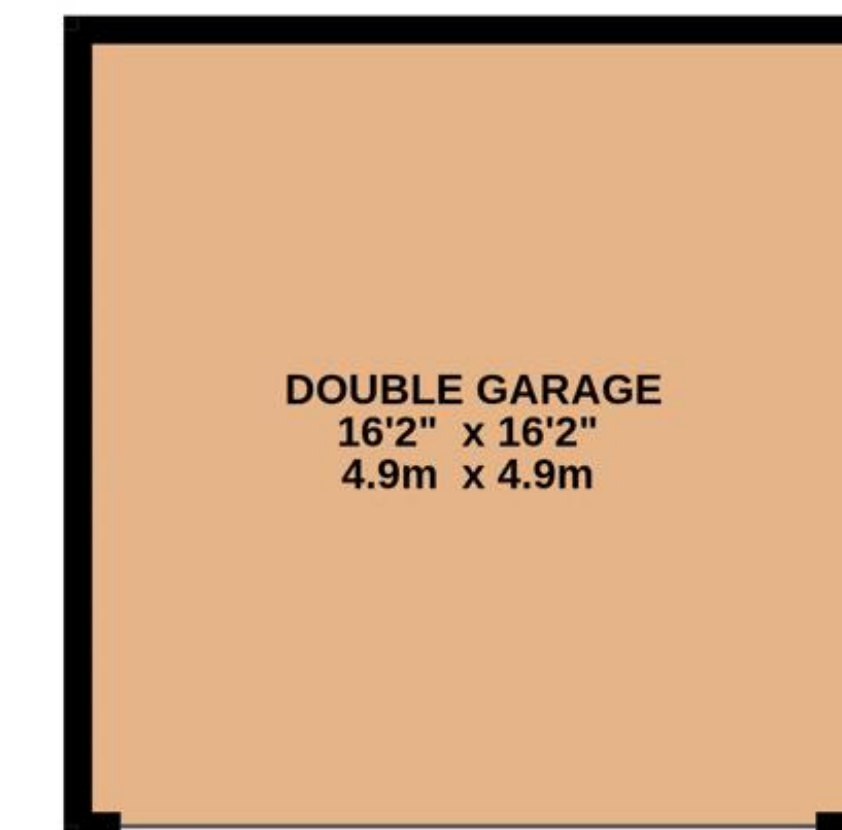
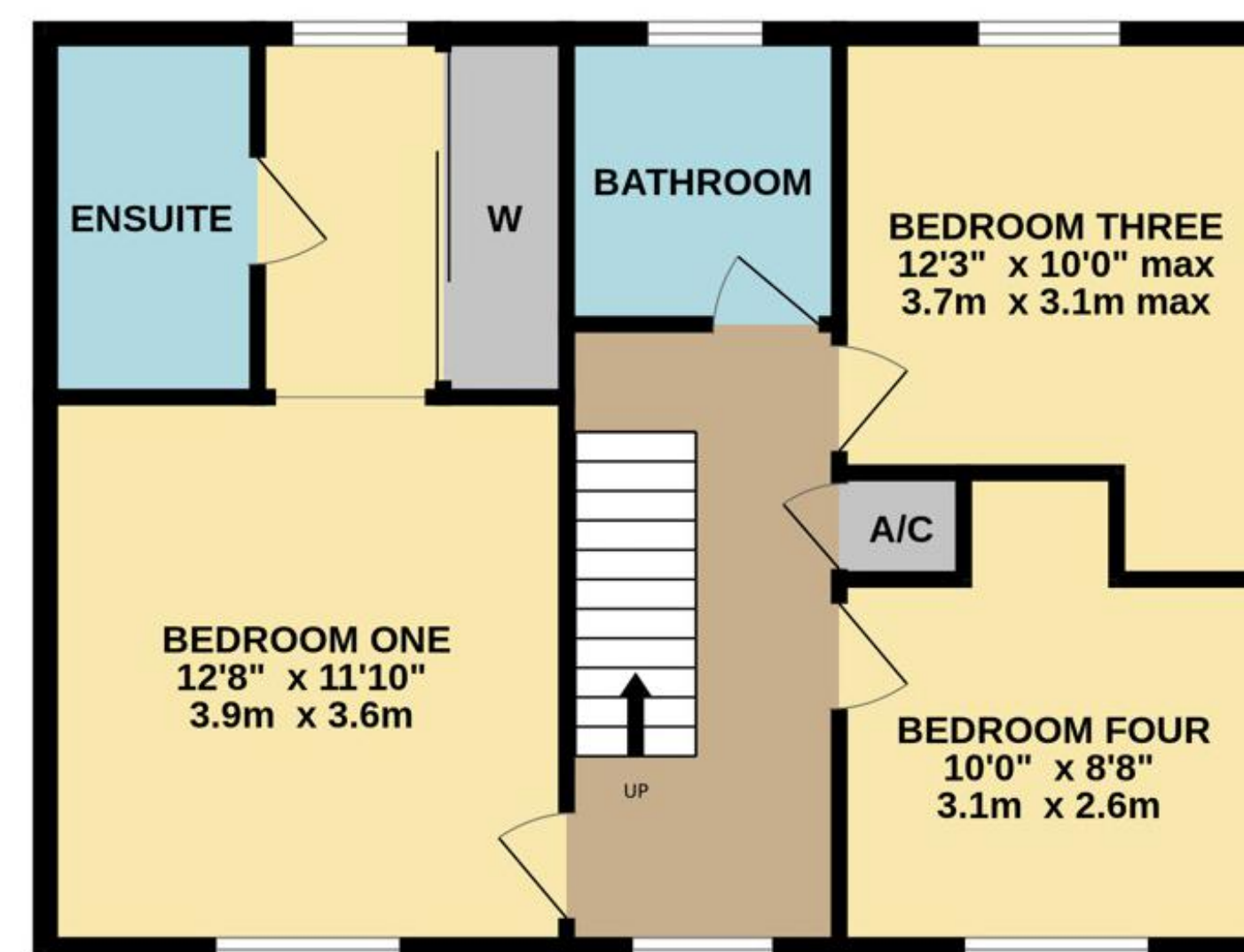
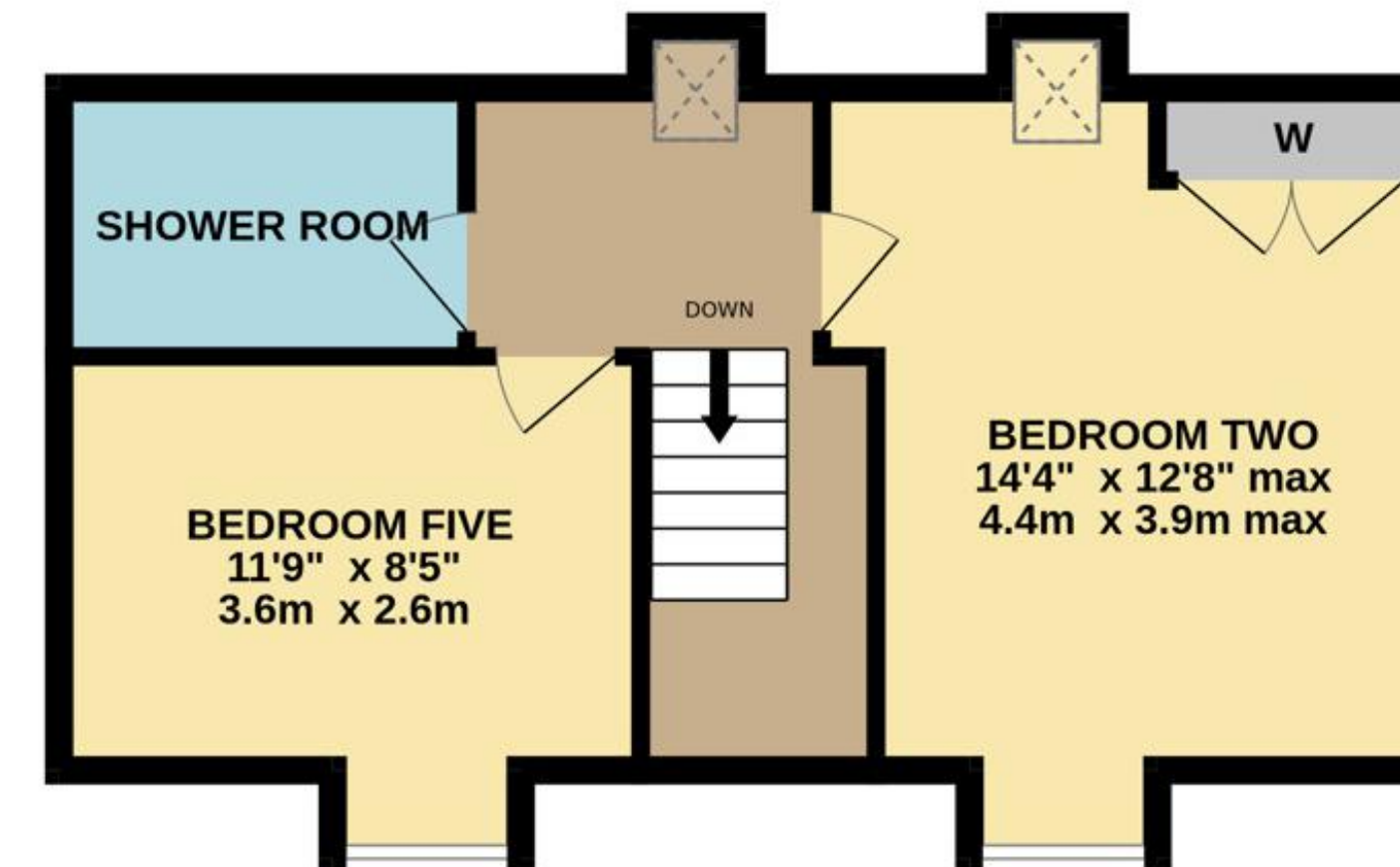
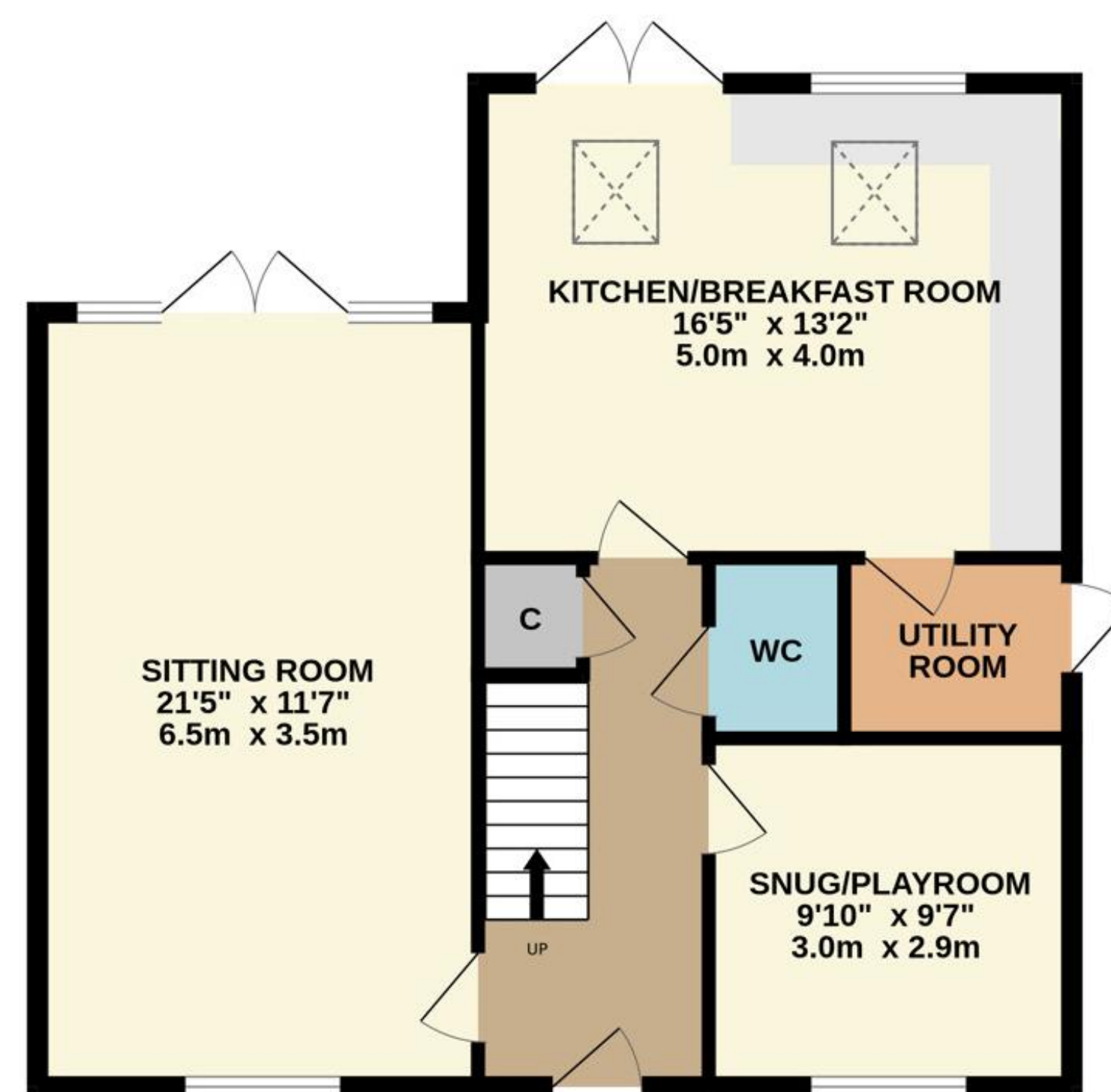
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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.
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