



Smiths  
your property experts



# Falcon Way

## East Leake

- Immaculate and spacious detached family home
- Built by the highly regarded Barrett Homes in 2015
- Four excellent double bedrooms and three bathrooms
- Open-plan kitchen with living and dining areas
- Bay-fronted sitting room and a downstairs fitted study
- Double-width private driveway and a double garage
- Corner plot with mature West-facing rear gardens
- Lovely position on the edge of the development

## General Description

Smiths Property Experts offer to the market this large and immaculately presented detached family home on a private and secluded plot with generous front and rear gardens. Built by the highly regarded Barratt Homes in 2015, this four-bedroom property occupies a lovely position tucked away behind a private driveway on the edge of the development, with open green space to the front and no passing traffic. Conveniently situated, the property is just a five-minute walk away from East Leake Academy and Lantern Lane Primary School.

Sold with the remainder of its 10-year NHBC warranty, the property is presented in excellent condition and boasts an impressive floor area of approximately 2,200 square feet (including the integrated double garage). The living space is both immaculate and bright.











## The Property

An open porch precedes the entrance hall and has both a w.c., a utility room, and stairs rising to the first-floor landing. There are three main reception areas in the property, namely a fully fitted study, a bay fronted sitting room, and a most impressive 37' long three-zoned kitchen, living, and dining area with direct garden access to the rear through a fully glazed box bay with French patio doors. The kitchen features a full suite of integrated appliances, including a double oven, a fridge-freezer, a dishwasher, and a wine cooler. Upstairs, accessed from a generous landing, are four double bedrooms and a four-piece family bathroom. The guest bedroom features a three-piece en-suite, and the impressive principal suite (measuring 450 square feet) boasts built-in wardrobes, a dressing area, and a four-piece en-suite bathroom. The property benefits from Amtico flooring throughout the ground floor, bathroom, and en-suites.

## The Outside

This generous family home occupies a private position down a private shared driveway and set back and behind the main development. There is a green open space to the front, affording the house particular privacy, and a large, double-width private driveway to the front that leads to the double garage.



The gardens are wonderful and mature for such a modern home; a full and established wilding area to the left-hand side of the driveway and lawns with evergreen shrubbery to the front of the main house. The house occupies a corner plot, and to that effect, there is plentiful space to the left-hand side, and to the rear, where the current owners have established a working garden with raised beds. The main gardens are West-facing, laid out to a central lawn with a wrap-around patio that extends across the back of the house and is filled with afternoon sun. There are beautiful, mature borders and beds that add interest and colour.









## 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: B.

Tenure: Freehold. Council Tax Band: F.

Maintenance Charge £304 per annum.

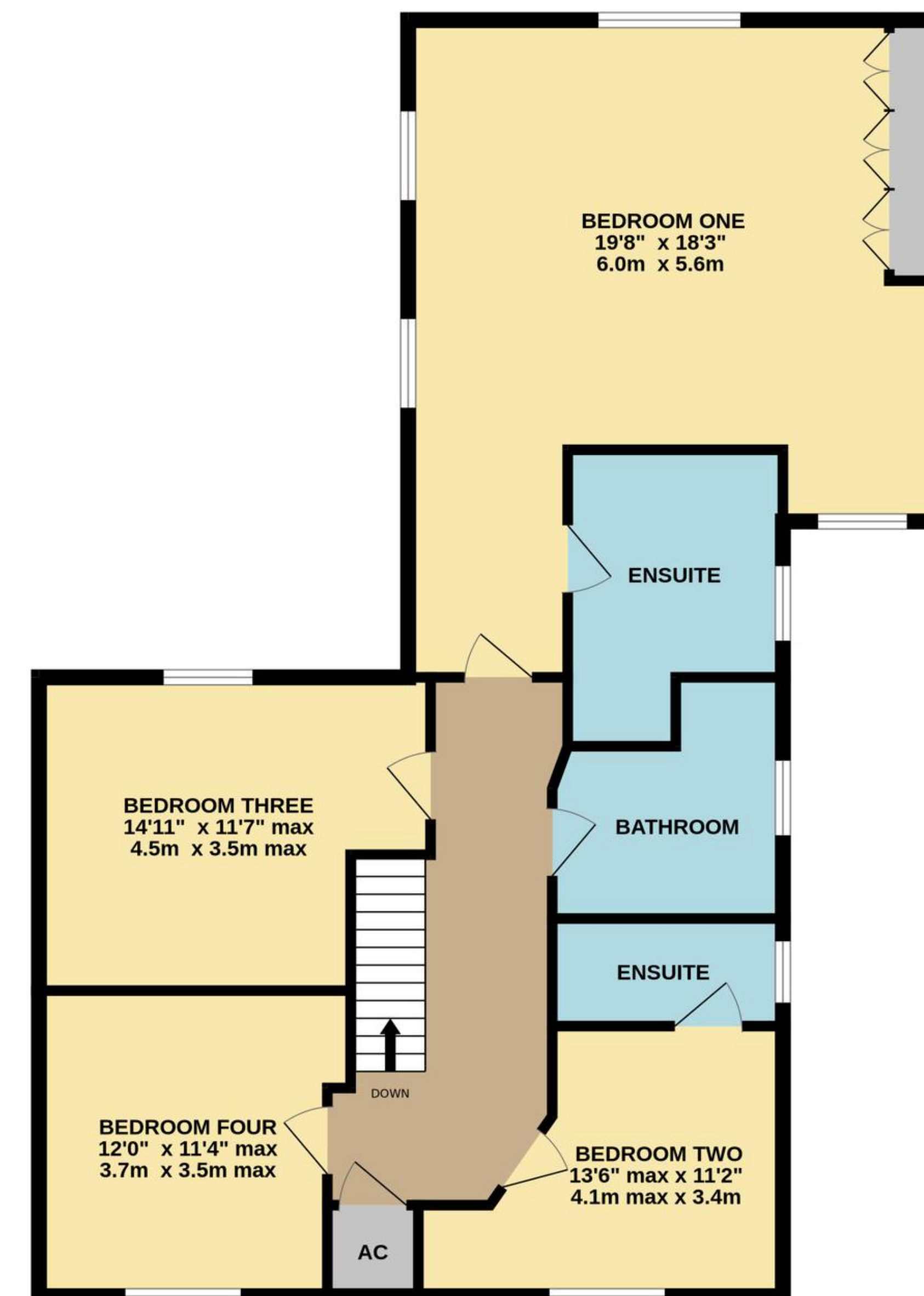
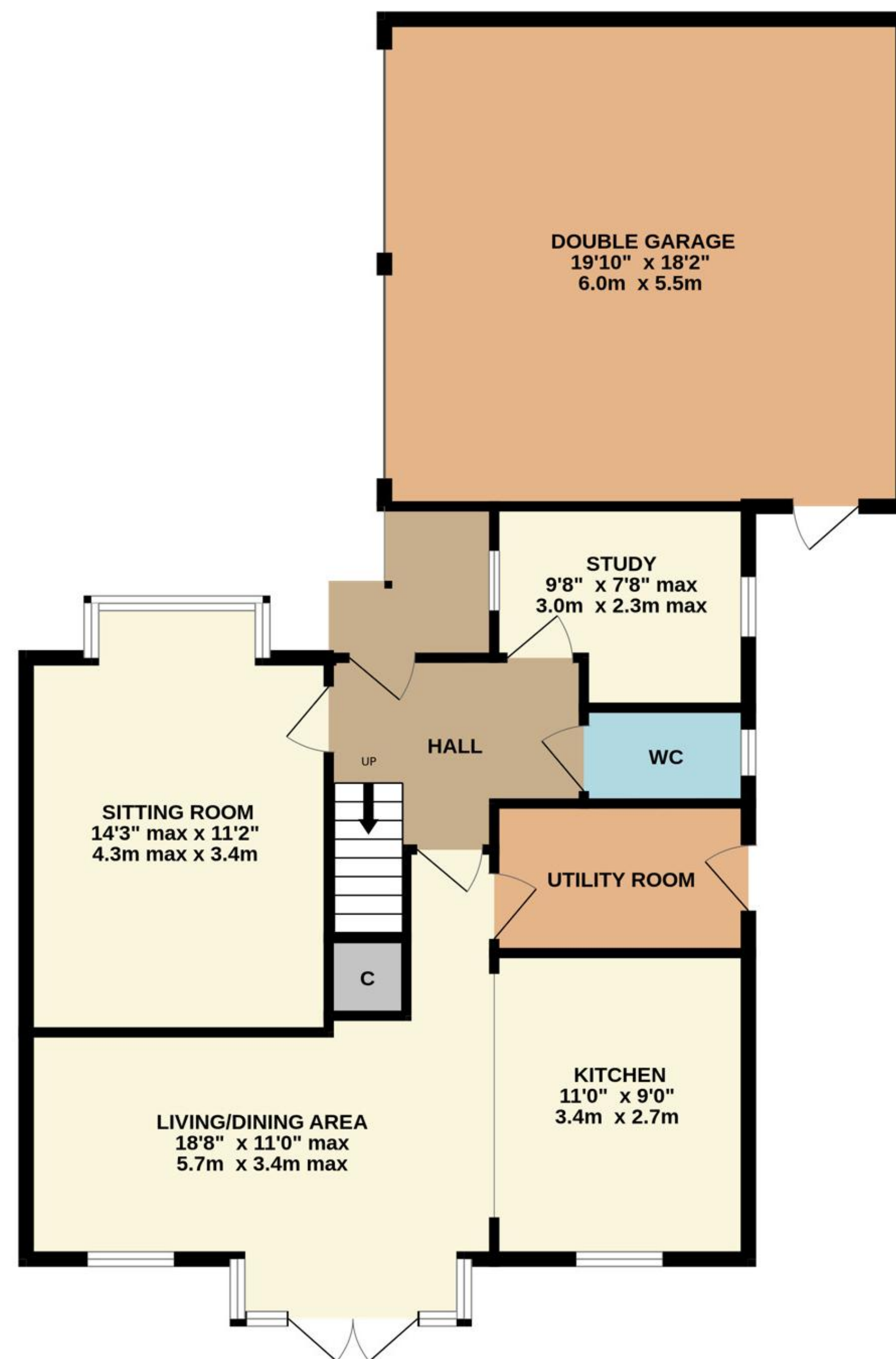
Local Authority: Rushcliffe Borough Council.

## 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 : 2200 sq.ft. (204.4 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)





