



Smiths
your property experts

Towson Field

East Leake

- No upward chain
- Immaculate and modern detached family home
- Extended and upgraded living accommodation
- Four good-sized bedrooms and two bathrooms
- Contemporary kitchen/diner and two reception rooms
- Lovely, landscaped gardens and several seating terraces
- Private driveway and an integrated garage
- Popular cul-de-sac location close to Meadow Park

General Description

Smiths Property Experts offer to the market this immaculate and modern four-bedroom detached family home, constructed by Bloor Homes and later extended and fully upgraded throughout. The property is situated in a popular cul-de-sac location within easy distance of Meadow Park and the village centre in East Leake.

The property has been in the same ownership for 20 years and, during that time, has been beautifully updated to represent an excellent example of a modern family home in this sought-after village.







The Property

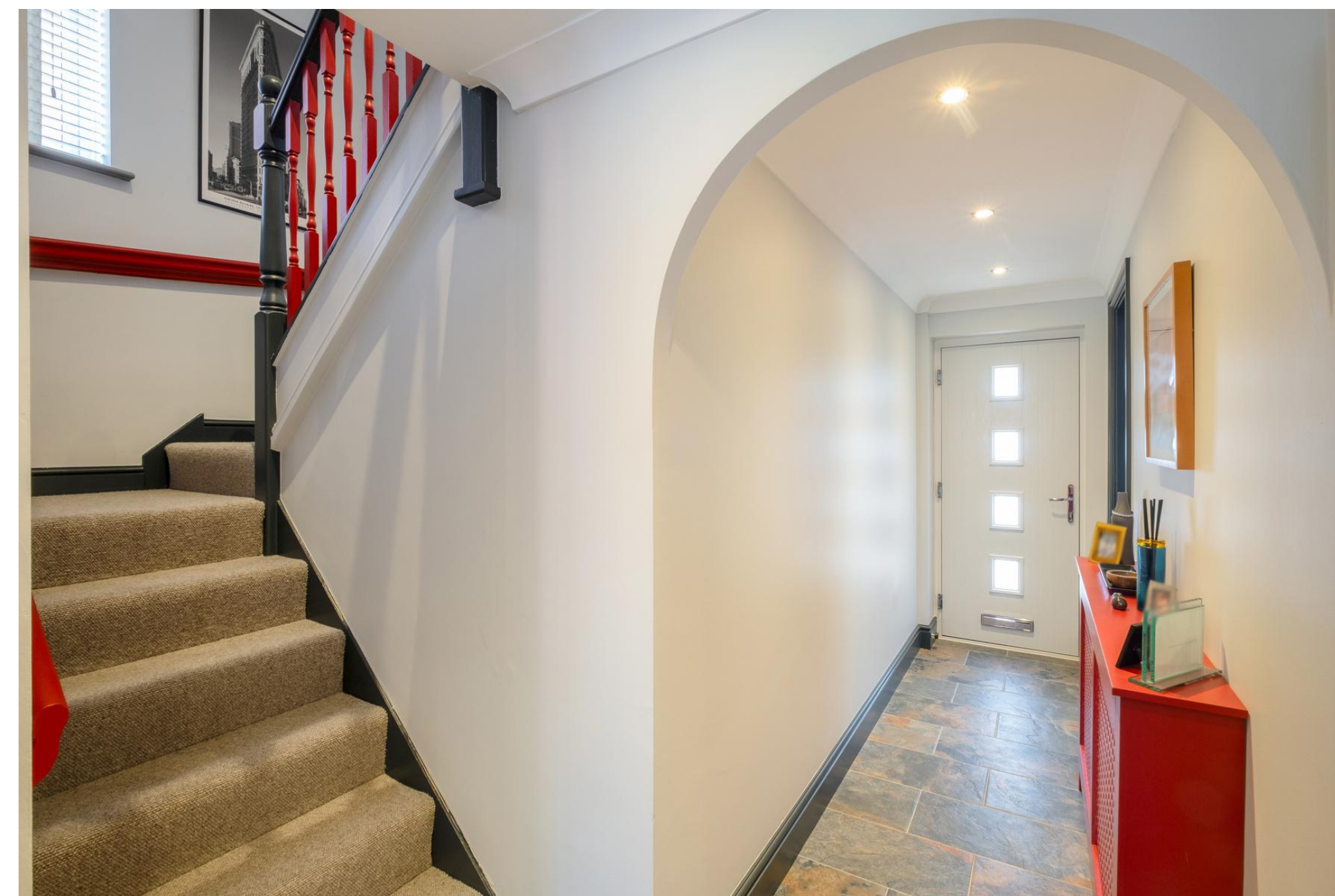
Upgraded to a truly exceptional standard by the current owner, the property boasts uPVC double glazing and gas central heating throughout. The floor area measures approximately 1,400 square feet (including the integral single garage), with accommodation spread across two floors.

The spacious entrance hall, with stairs rising to the first floor, leads to a bay-fronted sitting room, and to the rear, a contemporary kitchen/diner. There is a rear hall with direct access to the garden, a downstairs WC and a separate study/playroom with views across the garden.

Upstairs are four good-sized bedrooms and a modern four-piece family bathroom. The main bedroom suite also boasts built-in wardrobes and a newly replaced en-suite shower room.

The Outside

Set behind lawned front gardens and a double-width block paved private driveway, the property occupies an enviable position. There is also an integral garage with an up-and-over door to the front.



To the rear are landscaped gardens laid around a central lawn, larger than expected for this kind of property. There is a slate-style laid terrace to the immediate rear of the property with a path leading to a further pergola-covered terrace at the bottom of the garden. The fencing is immaculate, and there are well-stocked and mature borders surrounding the perimeter.





The Location

This property is situated within walking distance to the centre of the village. The village has a strong sense of community, with excellent local schools. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as several coffee shops, pubs, and eateries. There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is approximately 6 miles away.

Property Information

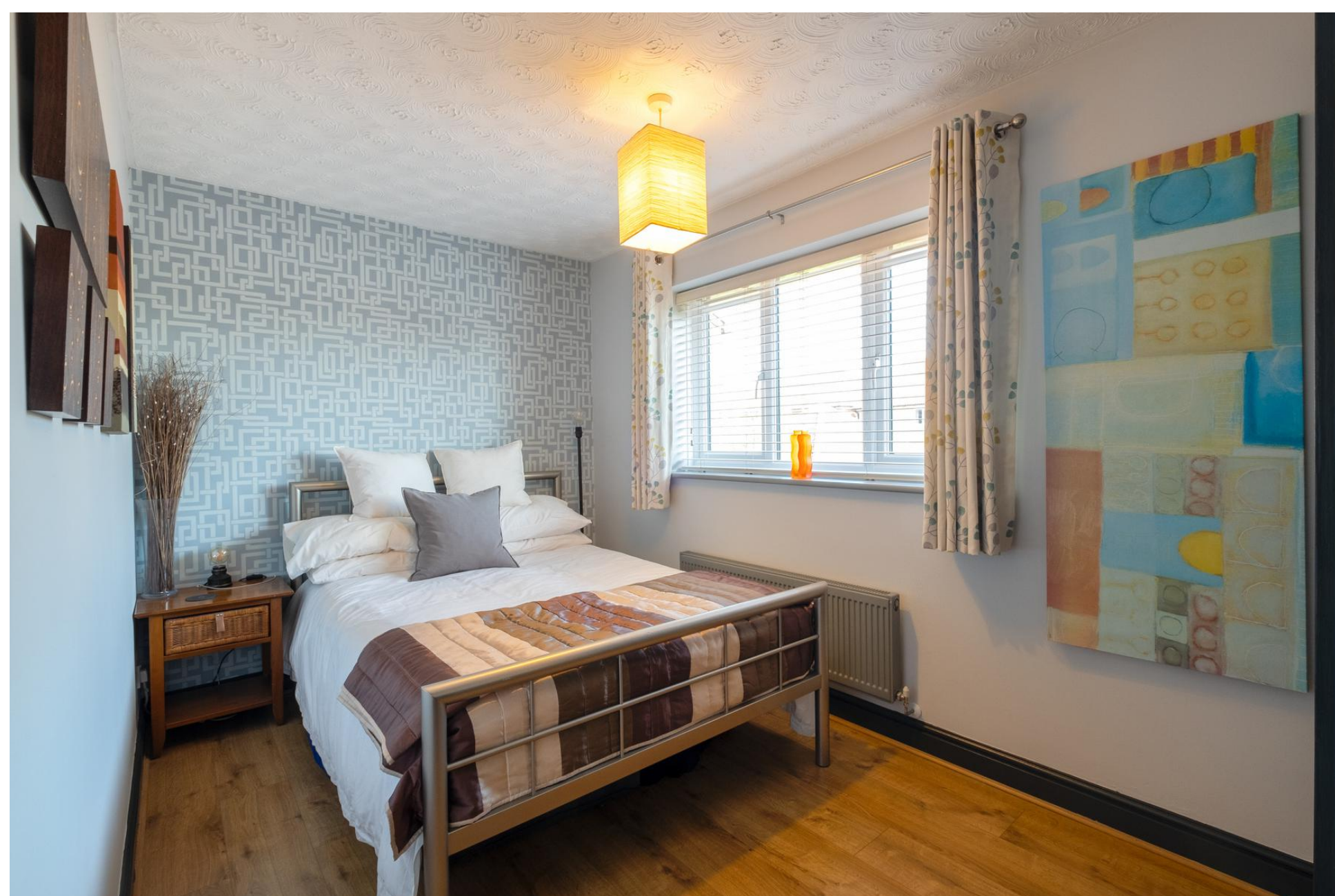
EPC Rating: C.

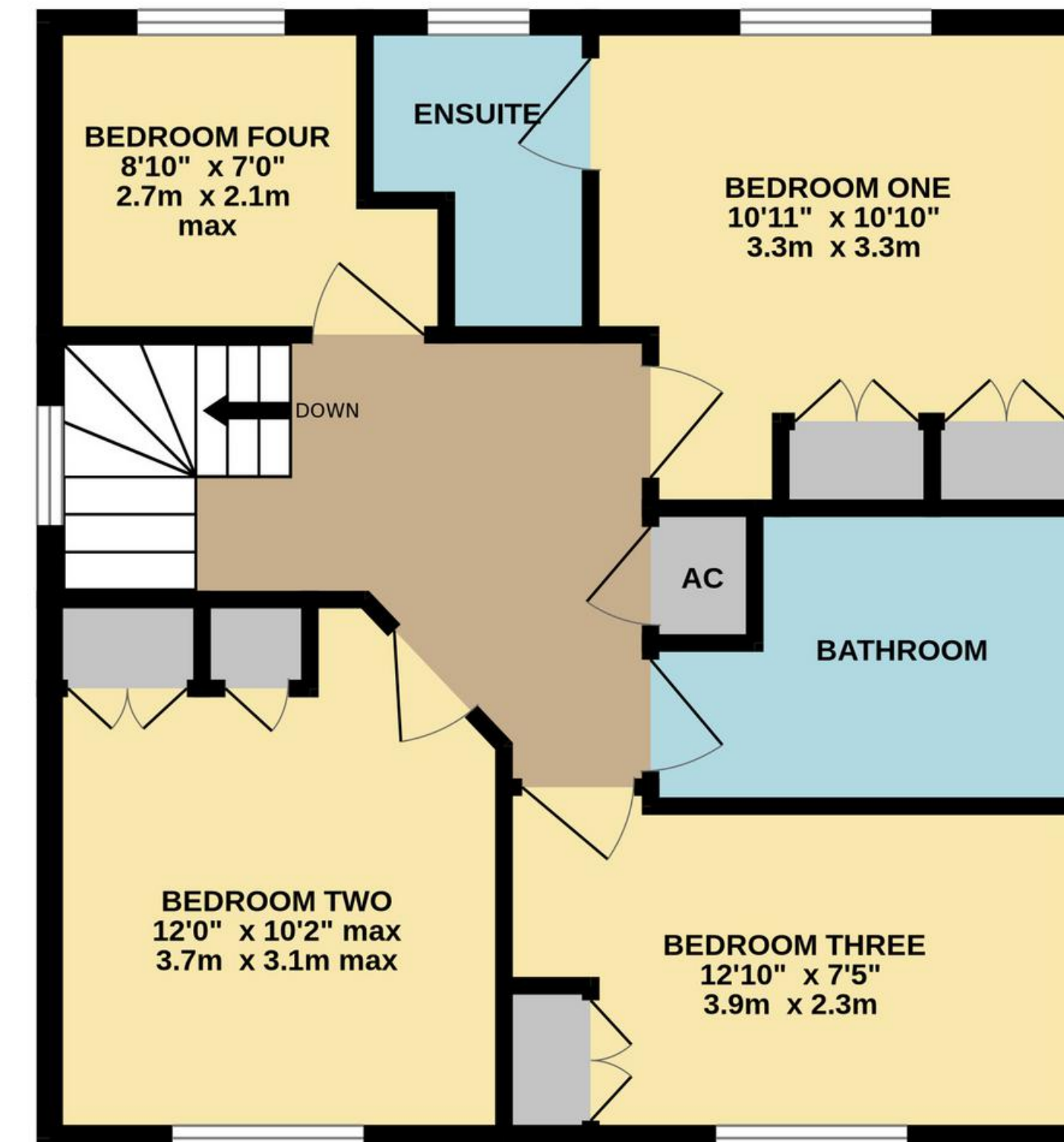
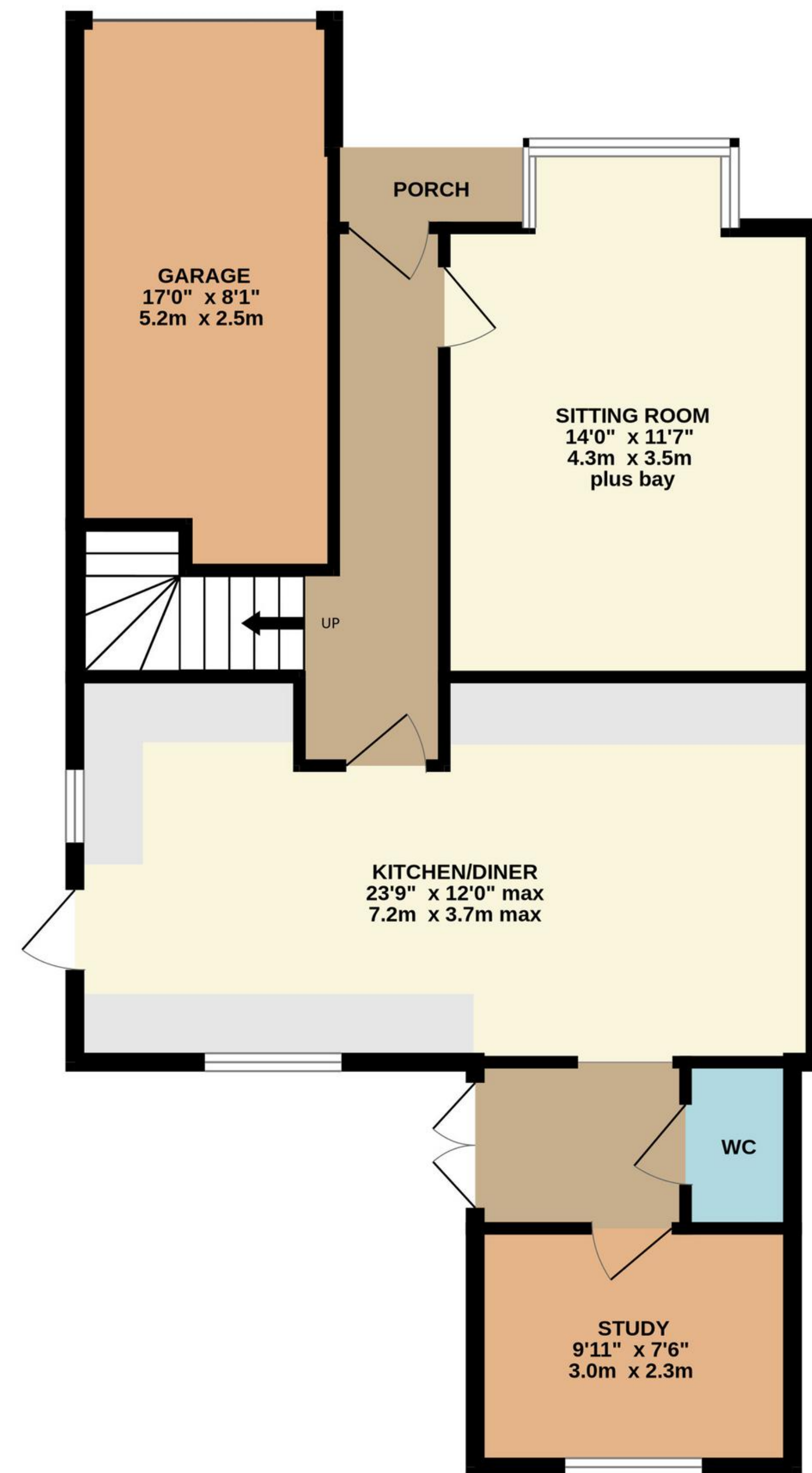
Tenure: Freehold. Council Tax Band: D.

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 : 1391 sq.ft. (129.2 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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