



Smiths
your property experts

Brook End

East Leake

- Superb and spacious detached family home
- Built by the highly regarded David Wilson Homes
- Maintained to a high standard by the current owners
- Light-filled kitchen/diner and a utility room
- Four impressive double bedrooms and two bathrooms
- Mature and generous west-facing rear gardens
- Double-width driveway and an integrated garage
- Sought-after residential location close to Meadow Park

General Description

Smiths Property Experts offer to the market this superb and spacious detached family home built by David Wilson Homes with west-facing rear gardens and an integrated double garage. The property is situated in a highly regarded location, a short walk from Meadow Park in the Rushcliffe village of East Leake.

Presented in excellent condition and maintained to a high standard by the current owners, this wonderful home offers generous living accommodation, including a kitchen/diner, two reception rooms, four double bedrooms, and two bathrooms.







The Property

The property has uPVC double glazing and gas central heating throughout. The floor area measures approximately 2,000 square feet, including the integral garage.

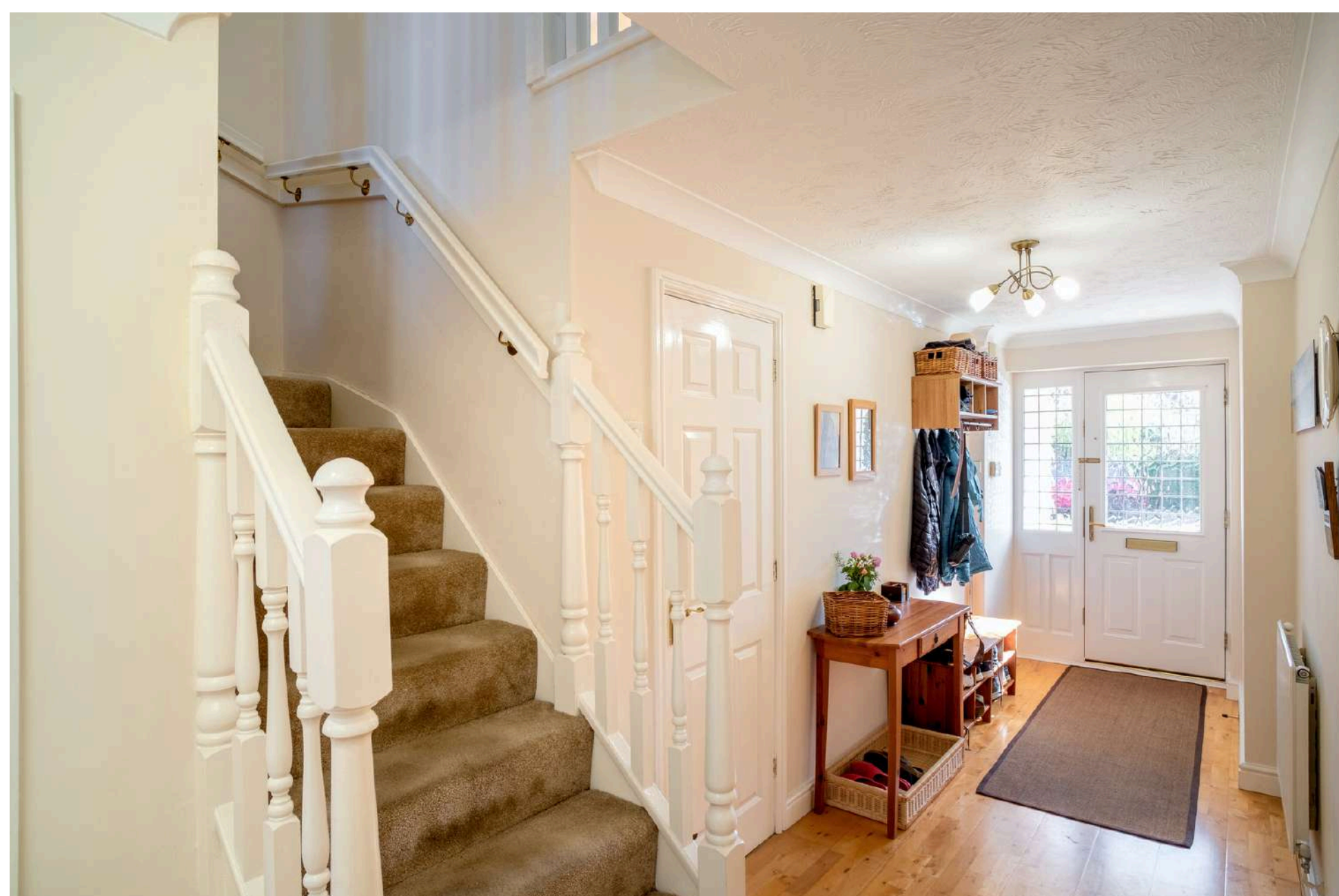
In brief, expect to find a porch, an entrance hall, a spacious sitting room, a further reception room which is currently utilised as a music room, and a fully fitted kitchen/diner. There is also a utility room with a door to the integrated garage, and a downstairs WC.

The galleried landing on the first floor leads to four impressive double bedrooms and a four-piece family bathroom. The principal bedroom suite also boasts en-suite facilities, and all four bedrooms have good-quality built-in wardrobes. The boiler is approximately one year old.

The Outside

Set behind low-maintenance front gardens, there is a pathway leading to the front door and a double-width driveway providing access to an integral double garage, equipped with power, lighting, and an electrically operable 'up and over' door.

To the rear of the property is an extended seating terrace, which is sun-drenched in the afternoon. The rear gardens are west-facing and laid to central lawns with mature borders. There is also a useful garden shed and an outside tap.







The Location

The property is situated within walking distance of both primary and secondary schooling, Meadow Park, and the village centre. The village offers a wide range of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There is also a bakery, a greengrocer, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

Property Information

EPC Rating: C.

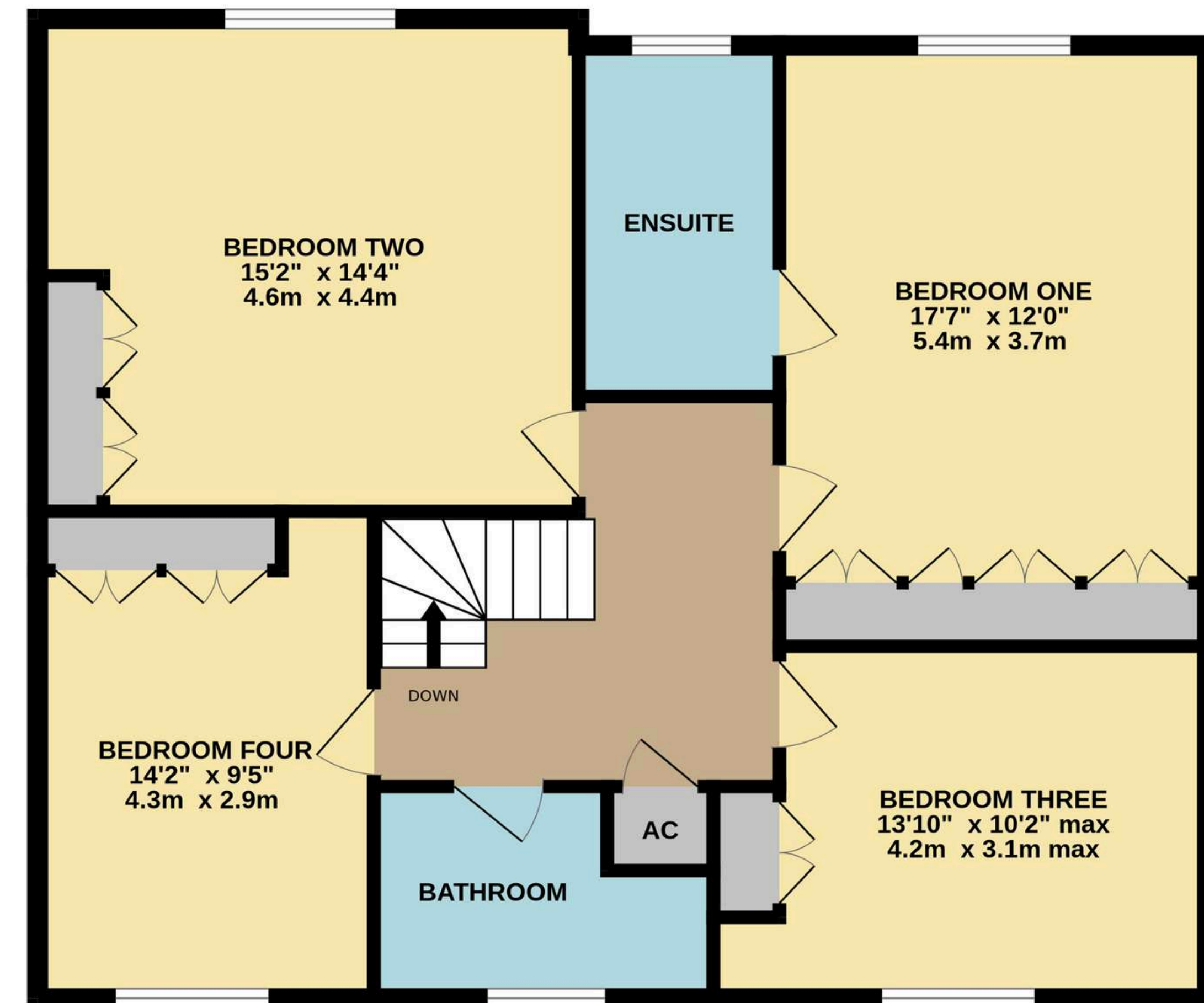
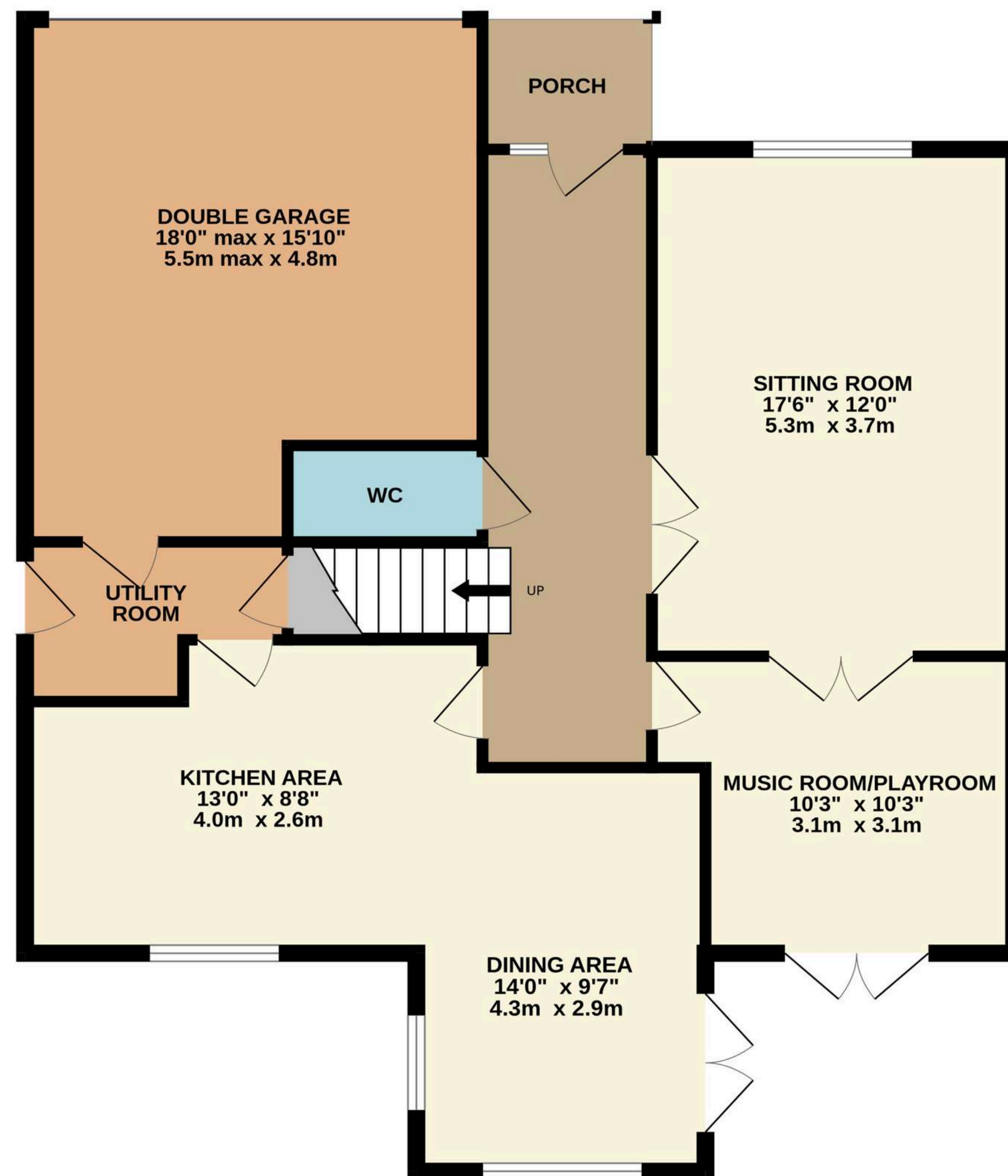
Tenure: Freehold. Council Tax Band: F.

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.





TOTAL FLOOR AREA : 1993 sq.ft. (185.1 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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