



Smiths
your property experts

Sand Martin Close

East Leake

- Immaculate and beautifully presented detached home
- Built to the 'Chesham' design by Barratt Homes in 2017
- Four good-sized bedrooms and two bathrooms
- Spacious open-plan kitchen and a bay-fronted sitting room
- Landscaped and low-maintenance rear gardens
- Driveway with off-road parking for two vehicles
- Oversized garage that has been partially converted into a gym
- Private position at the end of a cul-de-sac with no passing traffic

General Description

Smiths Property Experts offer to the market this immaculate and beautifully presented detached family home, built to the popular 'Chesham' design by Barratt Homes in 2017. This four-bedroom property occupies a lovely and private position at the head of a cul-de-sac with no passing vehicular or foot traffic, in the highly regarded Rushcliffe village of East Leake. Conveniently situated, the property is just a five-minute walk away from East Leake Academy and Lantern Lane Primary School.





The Property

This property is sold with the remainder of its 10-year NHBC warranty. The house is presented in excellent and upgraded condition, boasting a floor area of approximately 1,110 square feet. Additionally, there is an oversized single garage that has been partially converted into a garage store at the front and a gym at the rear. The living space is both immaculate and bright, centred around an open-plan kitchen.

The entrance hall has a cloak storage cupboard, WC, and stairs rising to the first-floor landing. There are two main living spaces, including a bay-fronted sitting room and the open-plan kitchen with glazed doors providing direct garden access. The kitchen has a range of integrated appliances and a separate utility cupboard. Upstairs and accessed from the light first-floor landing are four good-sized bedrooms and a recently refitted family bathroom. The main bedroom suite has separate en-suite facilities, and there are high-quality built-in wardrobes in the two larger bedrooms.

The Outside

The property occupies a private and secluded position in this well-designed development. To the front is a driveway with off-road parking for two vehicles and a generous garage space, with an electric car charger installed. There are nicely presented front gardens. To the rear are private and secure gardens with a green outlook to the left-hand side. The gardens are landscaped to be low maintenance with an artificial lawn, a generous seating deck, a patio to the rear, and stock-planted timber sleeper raised borders.





The Location

The property is conveniently situated within walking distance of primary and secondary schooling. The village boasts a close-knit community and a wide array of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There are also several independent shops, 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: B.

Tenure: Freehold. Council Tax Band: D.

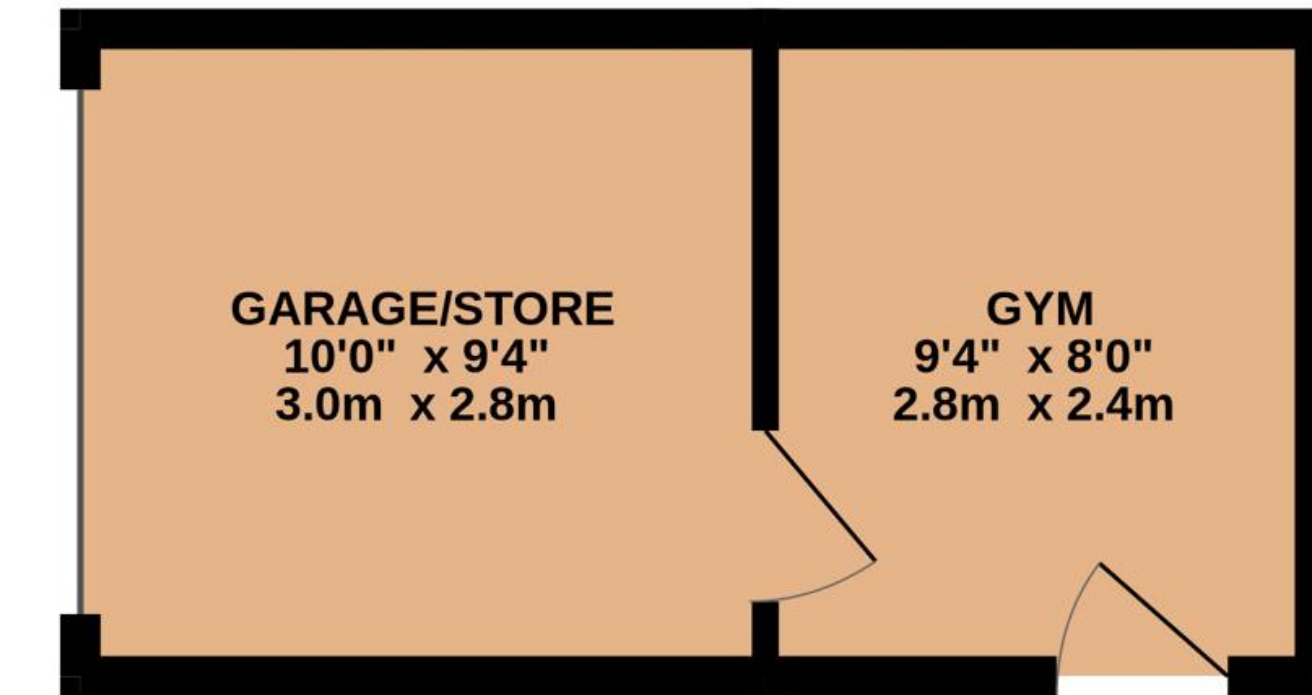
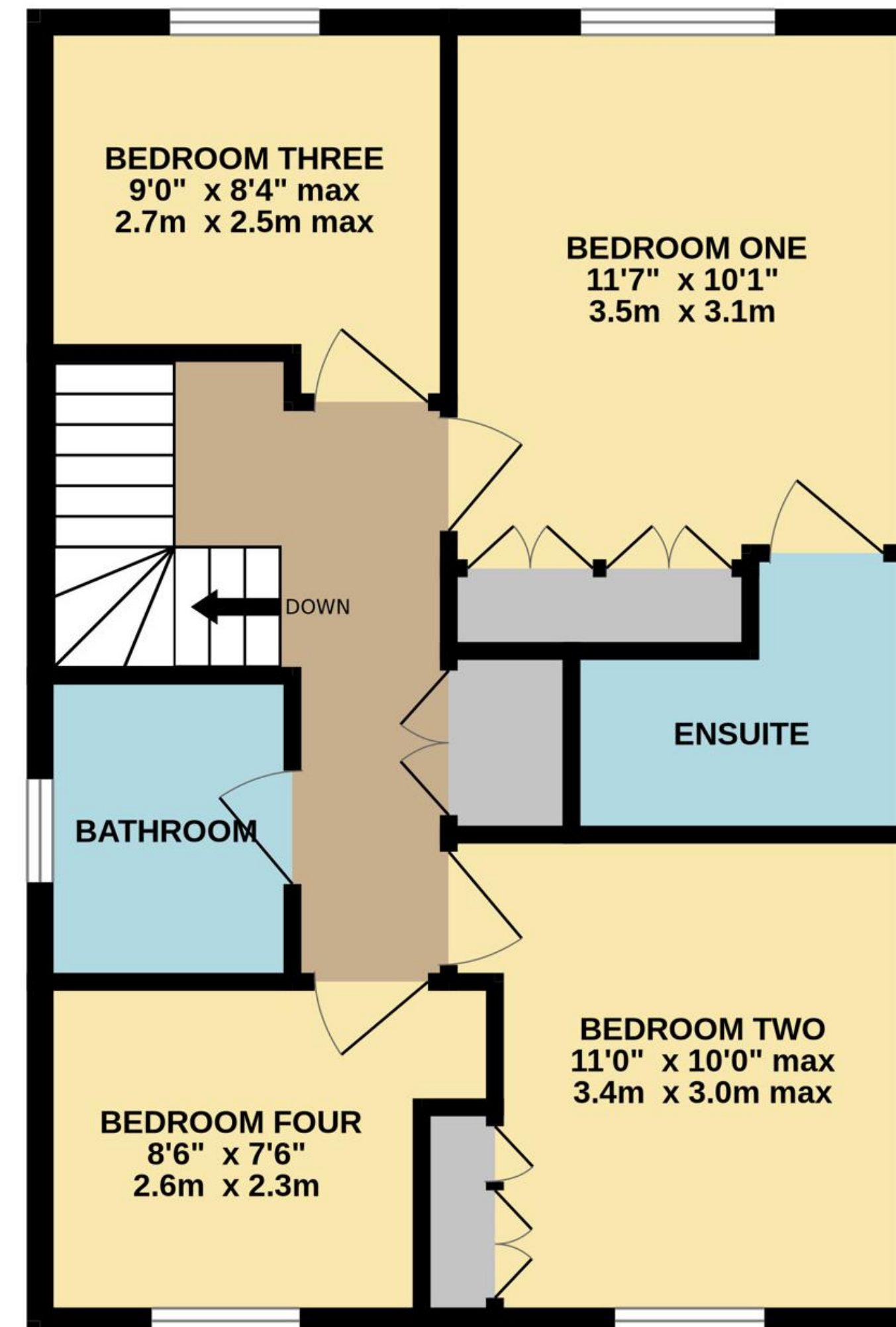
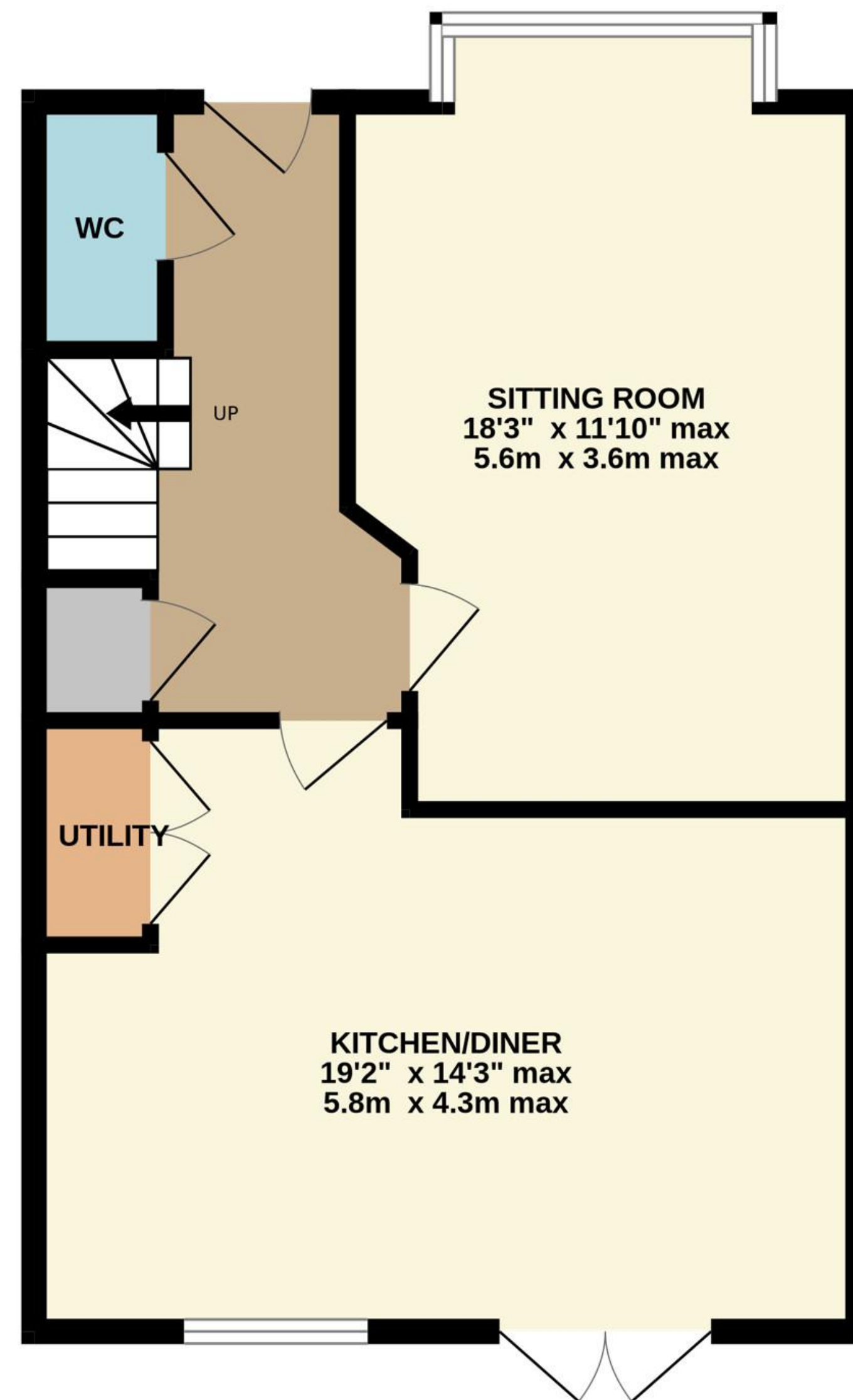
Maintenance charge approx. £300 per annum.

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 : 1280 sq.ft. (118.9 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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