



Smiths
your property experts

Thistle Bank

East Leake

- Smart and well-presented detached family home
- Situated in a highly regarded residential location
- Lovingly maintained and updated to an excellent standard
- Four good-sized bedrooms and a modern family bathroom
- Main bedroom with a dressing area and an en-suite
- Three reception rooms and a kitchen/breakfast room
- Excellent off-road parking and a detached double garage
- Landscaped south-facing rear gardens

General Description

Smiths Property Experts are favoured with instruction to market this smart and well-presented four-bedroom detached home with south-facing rear gardens and a detached double garage. The property is situated in a popular and highly regarded residential location within easy distance of Meadow Park and the village centre in the Rushcliffe village of East Leake.

The property has been in the same ownership for eleven years and in that time has been maintained and updated to an excellent standard, and in our opinion, now represents an excellent example of a modern family home in this sought-after village.







The Property

Internally, the property provides uPVC double glazing and gas central heating throughout. The floor area extends to approximately 1,800 square feet (including the double garage) and is finished to an excellent standard throughout.

From a light entrance hall, with a WC and stairs rising to the first floor, there is access to a generous sitting room, a dining room with a bay window overlooking the rear gardens, and a large kitchen/breakfast room opening through to a lovely sun-drenched conservatory leading onto the gardens.

Upstairs, a spacious central landing leads in turn to four good-sized bedrooms and a modern family bathroom. The main bedroom suite benefits from a dressing area with built-in wardrobes and a contemporary en-suite shower room.

The Outside

Set on a corner plot with a large frontage, there are lawned gardens with a path to the front porch and door. To the left-hand side is a re-paved double-width driveway with exceptional off-road parking for a number of vehicles. To the rear are landscaped, south-facing gardens, laid to a central lawn, with a generous seating terrace. There is mature evergreen shrubbery to the borders, and the garden affords a particularly private aspect for a property of its type.







The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, homeware shop, 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.

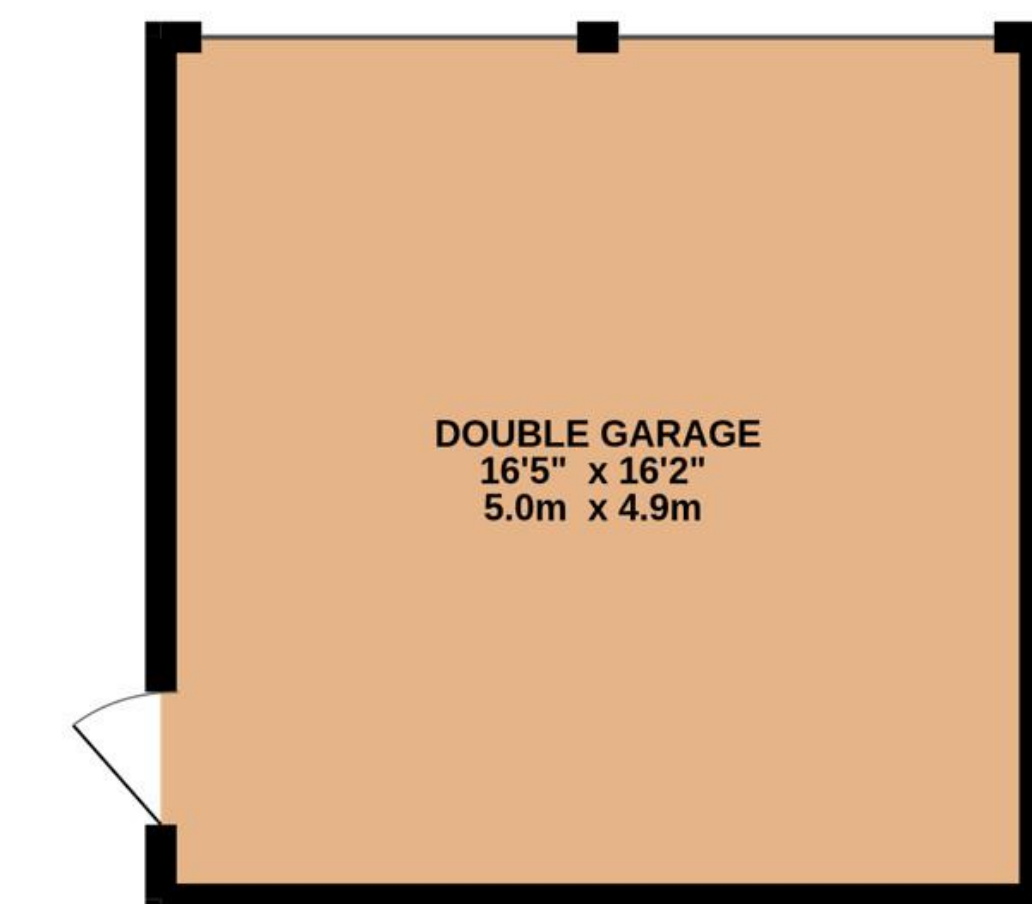
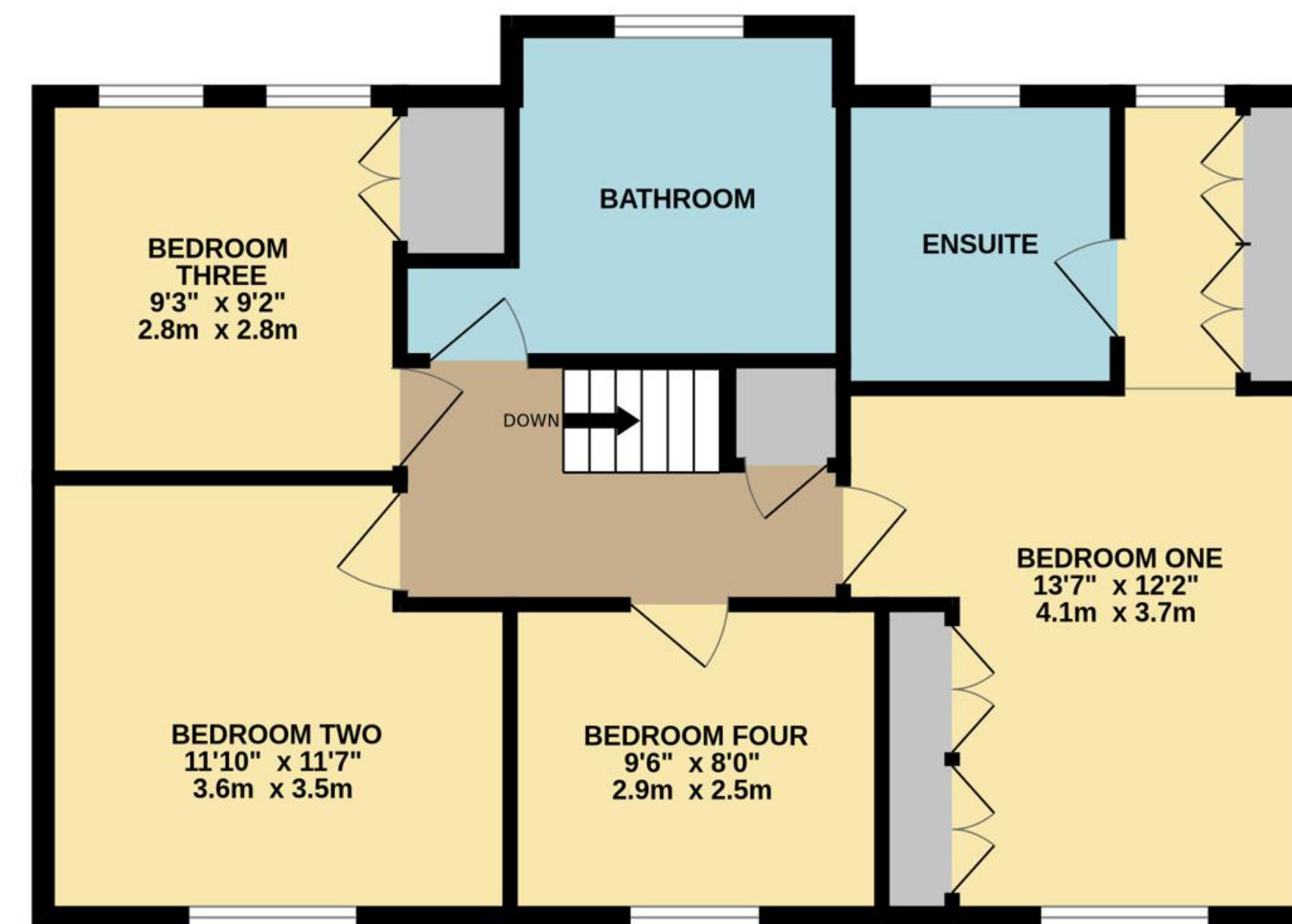
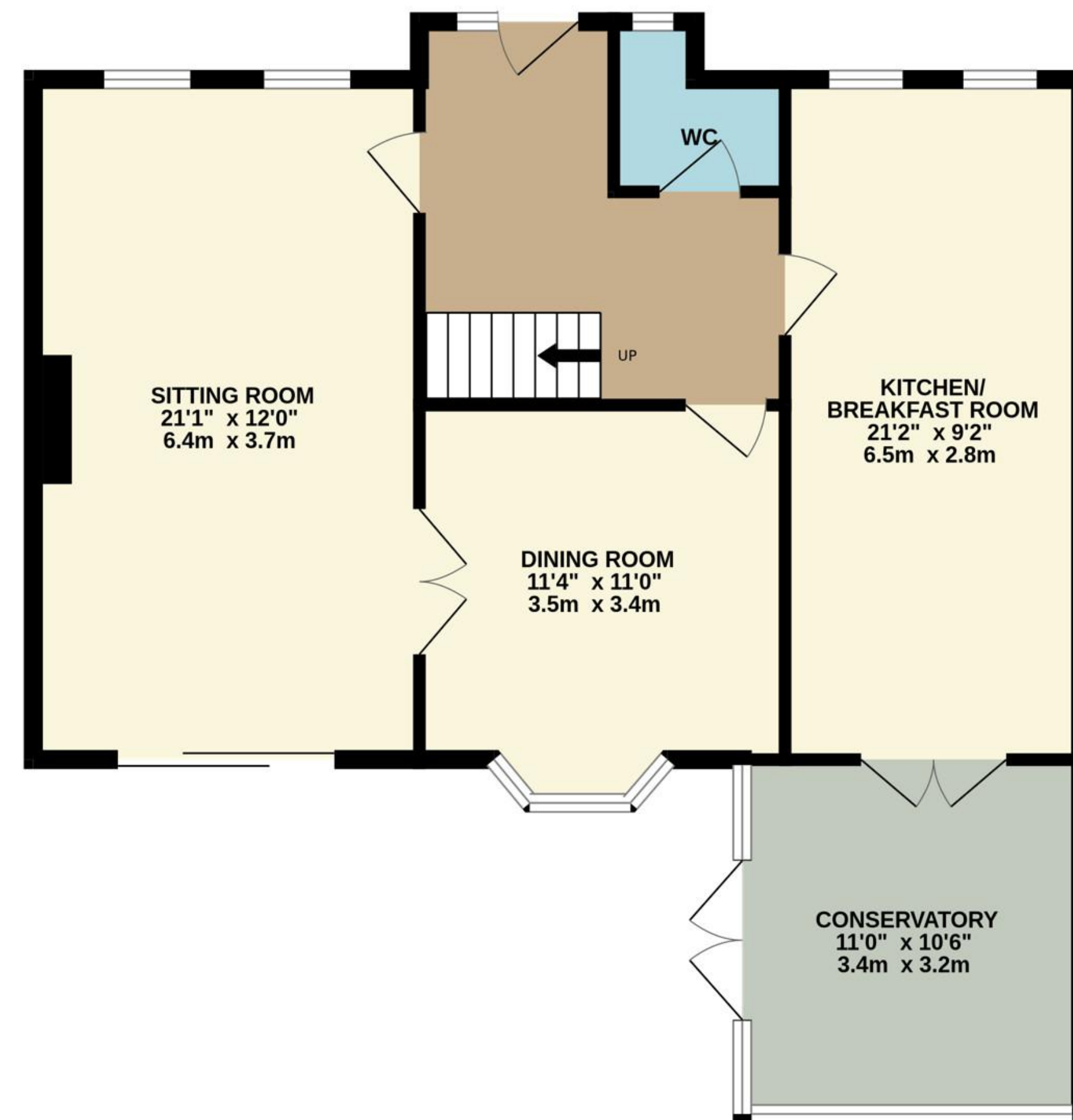
Tenure: Freehold. Council Tax Band: E.

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 : 1779 sq.ft. (165.3 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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