



Smiths
your property experts

Osier Fields

East Leake

- Smart townhouse style three-storey family home
- Built by well-regarded builders Morris Homes
- Well-presented and modern living space
- Generous floor area of approximately 1,090 square feet
- Three double bedrooms and two bathrooms
- Landscaped and private lawned rear gardens
- Driveway providing off-road parking and a garage
- Walking distance to primary and secondary schooling

General Description

Smiths Property Experts offer to the market this smart townhouse style family home situated close to the centre of the highly regarded village of East Leake. The property occupies a prominent position with front gardens and overlooks green space. To the left-hand side is a garage and driveway with off-road parking, and there is potential to create more space should the eventual purchaser wish. There are also lovely lawned rear gardens.

Offered in excellent condition, the property represents excellent value for money and, in our opinion, makes a super purchase for someone looking to live within the heart of a lovely village community. The property is also within easy walking distance of primary and secondary schooling.





The Property

Built by the well-regarded local builders Morris Homes, the property offers well-presented and modern living space with an impressive floor area measuring approximately 1,090 square feet, excluding the garage. Benefitting from uPVC double glazing and gas central heating throughout, the accommodation is laid across three floors.

Expect to find an entrance hall with doors leading to a kitchen/breakfast room, which has access to the rear garden, as well as a separate dining room/playroom. There is also a WC and stairs rising to the first floor.

The first floor is home to the third double bedroom and a generous main sitting room. Stairs rise to the second floor, where you will find two further double bedrooms and an updated family bathroom. The principal bedroom also boasts an en-suite shower room.

The Outside

Outside, the property has a pretty frontage. To the left-hand side is a larger-than-average single garage, with a driveway in front. There is a heavily planted area to the left-hand side of the garage, within the property's ownership, that could potentially provide further hard-standing space should the eventual purchaser wish. The private gardens are landscaped to offer a mix of lawns, mature shrubbery, and a lovely patio terrace to the rear of the main house.





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

Awaiting EPC

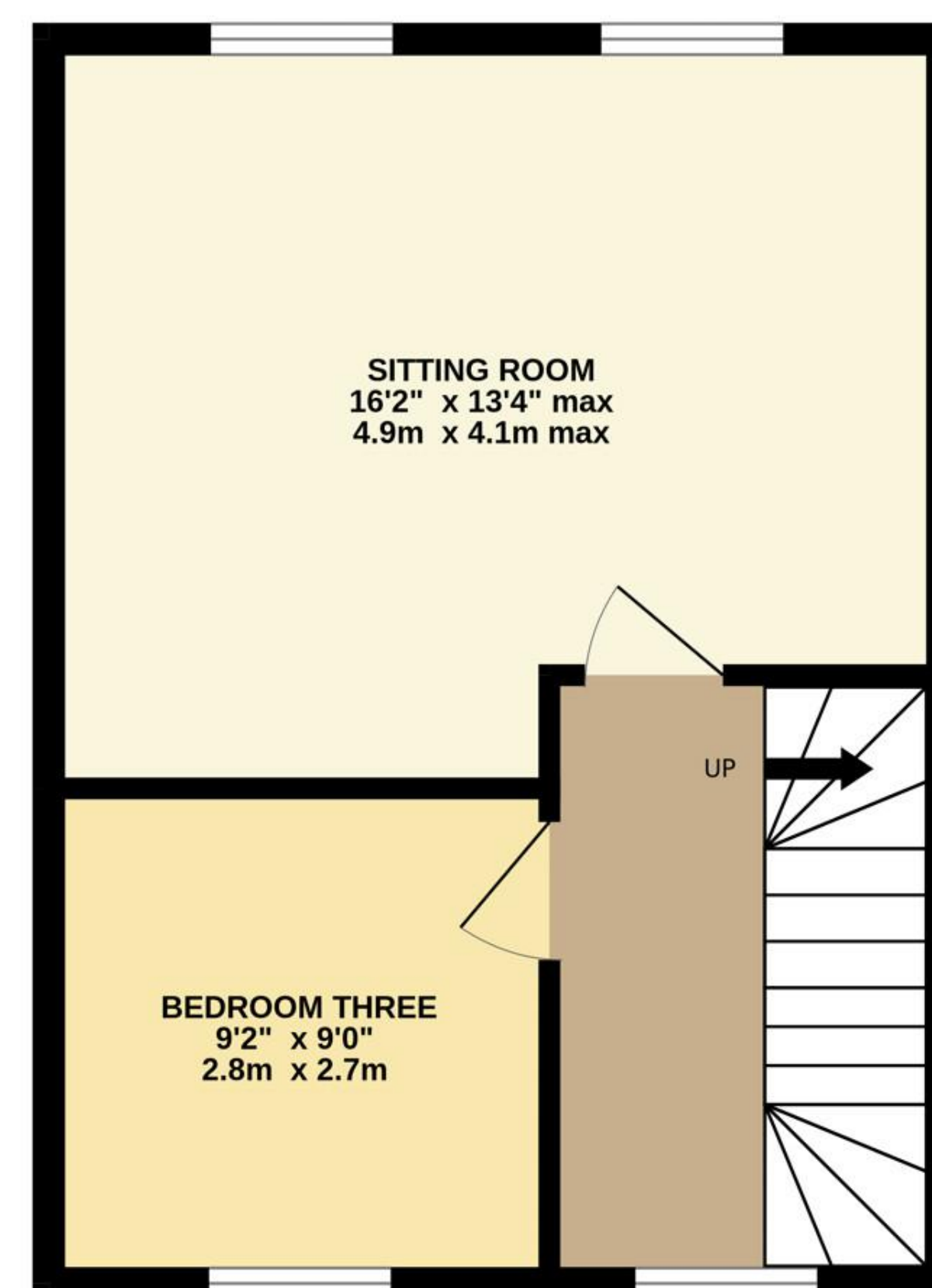
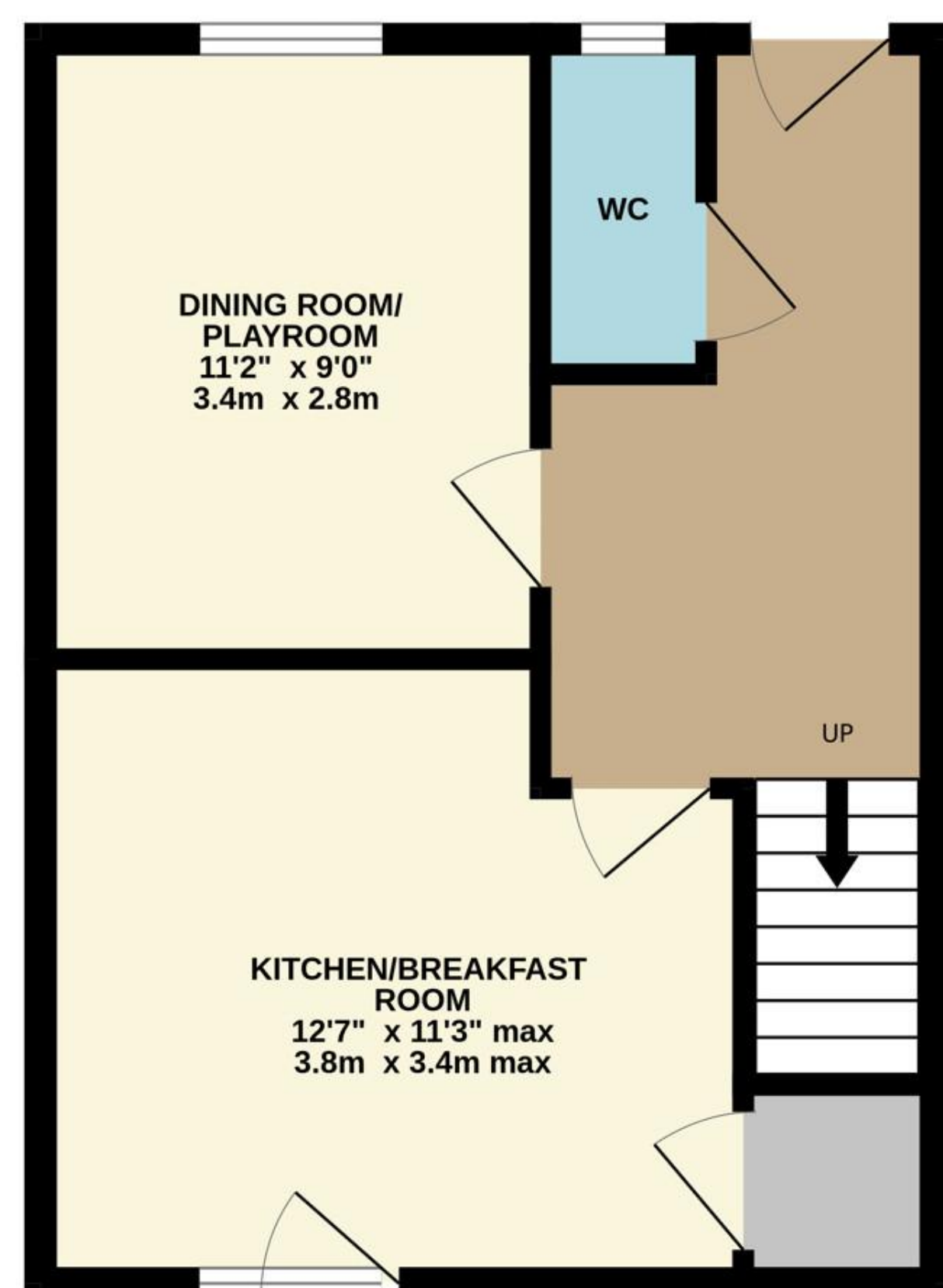
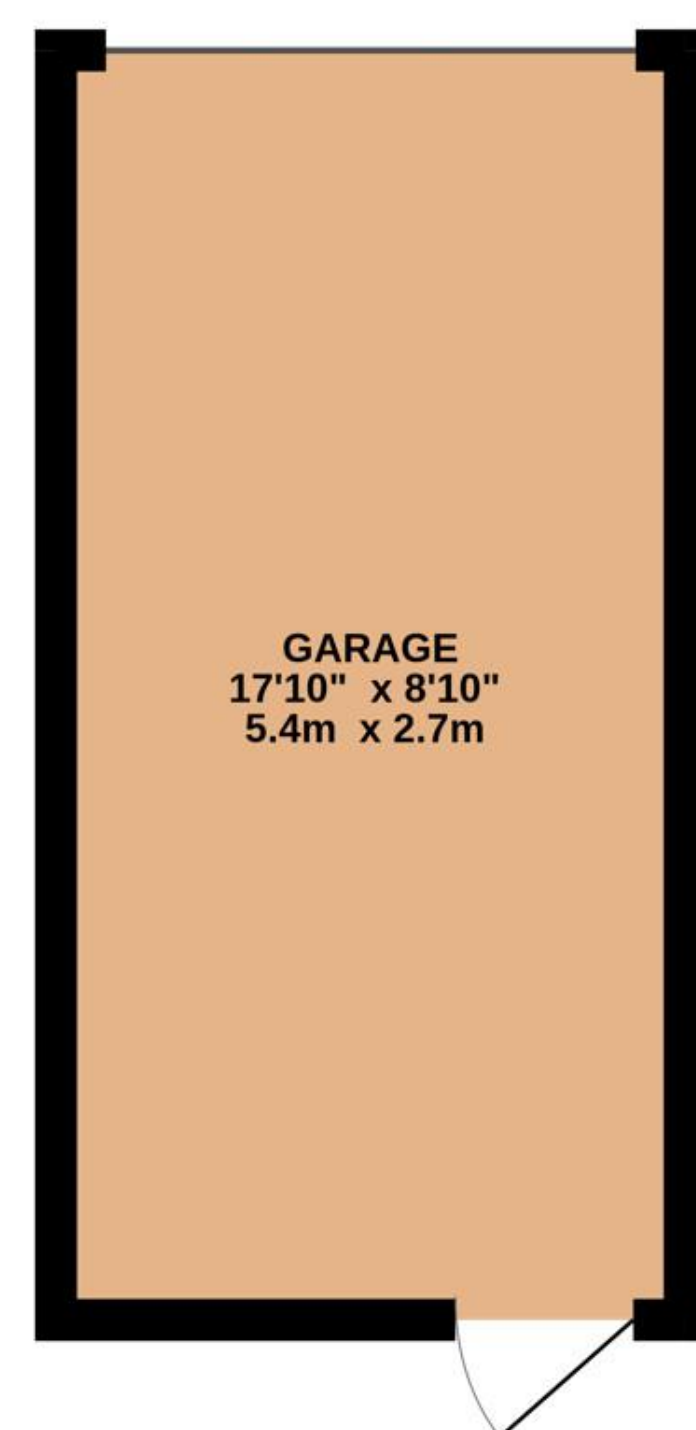
Tenure: Freehold. Council Tax Band: D.

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 : 1247 sq.ft. (115.9 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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