



**Smiths**  
your property experts

# Manor Farm Meadow

East Leake

- No upward chain
- Outstanding opportunity to extend and add value STP
- Well-presented detached 'dormer style' family home
- Superb grounds extending to circa 1/4 of an acre
- Kitchen/breakfast room and spacious two reception rooms
- Three bedrooms, with generous storage, and two bathrooms
- Private double-width driveway leading to two garages
- Extensive and mature rear gardens backing onto Meadow Park

## General Description

Smiths Property Experts offer to the market, with no upward chain, a well-presented three-bedroom detached property set in grounds extending to circa 1/4 of an acre. This is an outstanding opportunity to acquire a mature family home with excellent potential, situated on a large plot backing onto Meadow Park.

Manor Farm Meadow is a quiet, peaceful residential location situated in the heart of this popular village, within easy walking distance of shops and amenities.





## The Property

The property has uPVC double glazing and gas central heating throughout. A brand-new roof has also been fitted in 2024. Presented in clean condition, the net floor area extends to an impressive 1,550 square feet, including the two garages.

The accommodation comprises a spacious entrance hall, a kitchen/breakfast room, a dining room (bedroom four), and a spacious sitting room with an inglenook fireplace. There is also a downstairs shower room.

Upstairs, you will find three bedrooms, with plentiful built-in storage, and a generous family bathroom.

In our opinion, the property has excellent potential to extend and add value STP.

## The Outside

The property is situated in a peaceful cul-de-sac with easy access to both Meadow Park and the village centre. The property has lawned front gardens and a private double-width driveway leading to two garages, with replaced doors to the front.

The special aspect of this property is the rear gardens. Extensive, mature, and totally private. Backing onto Meadow Park, there is also an abundance of wildlife throughout the seasons.



## The Location

The property occupies a central village location, a short walk from the amenities in this popular and highly regarded Rushcliffe village. 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, library, three primary schools and a comprehensive academy. 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

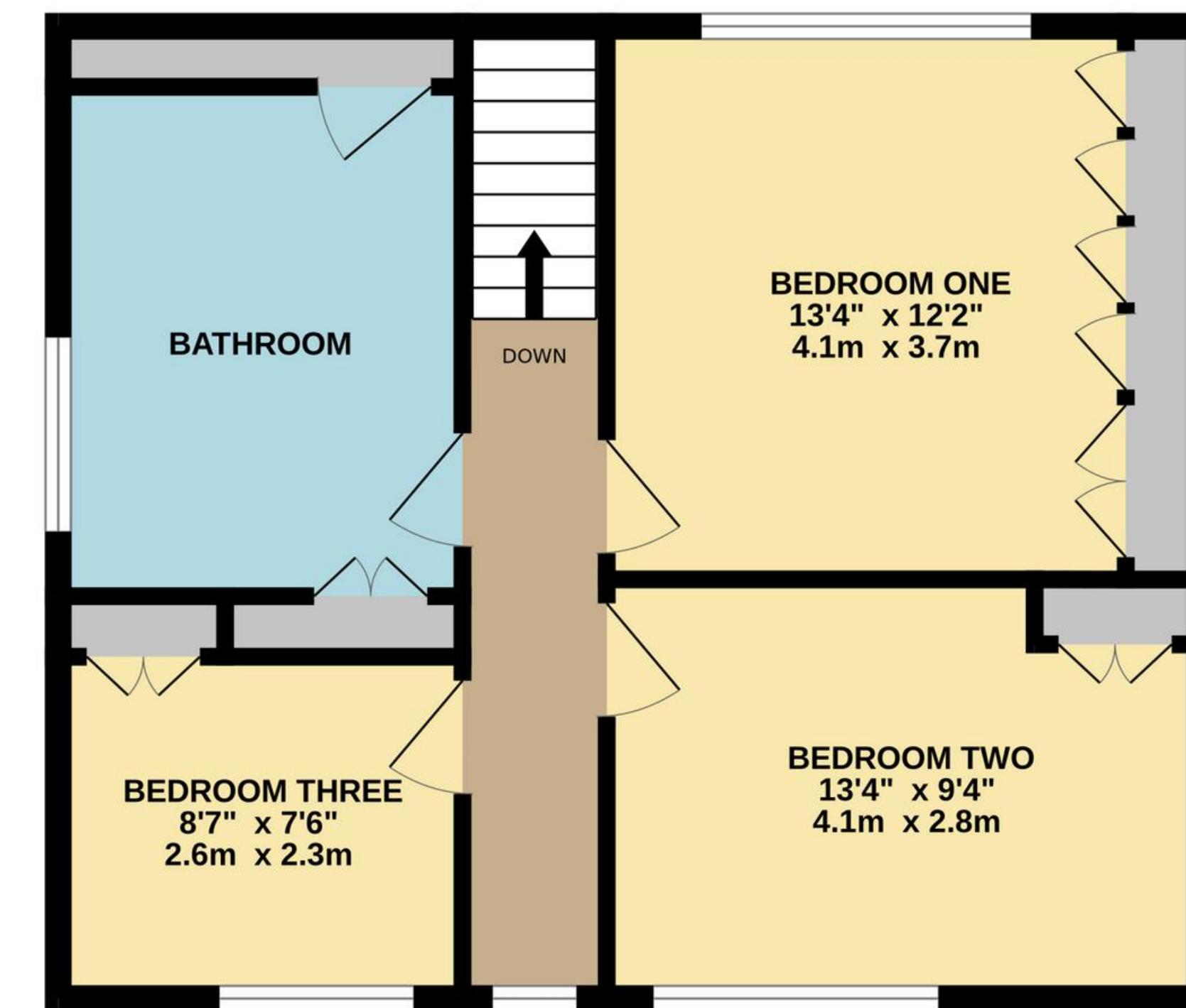
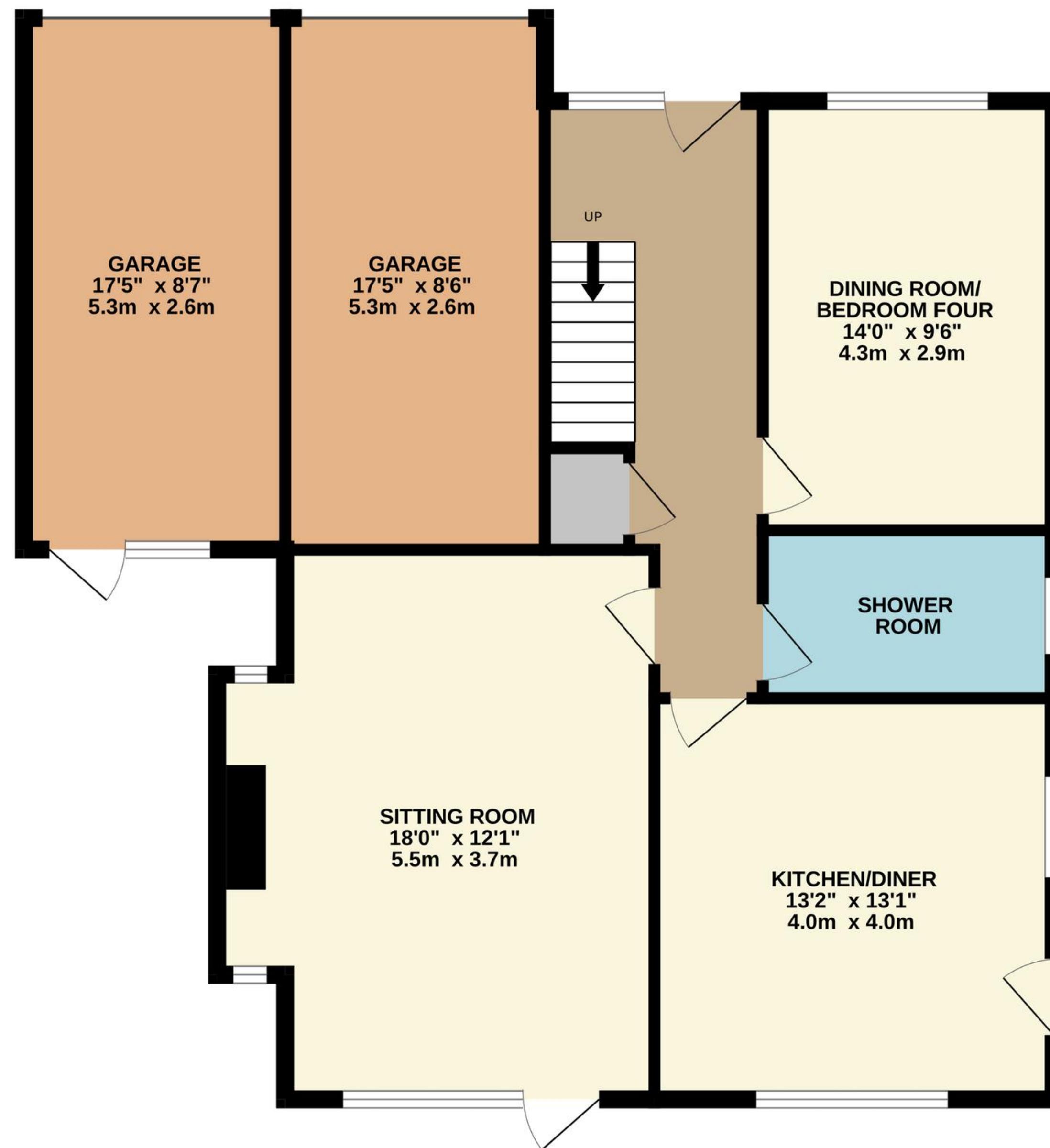
EPC Rating: D.

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 : 1550 sq.ft. (144.0 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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