



**Smiths**  
your property experts

# Quince Close

## East Leake

- Beautifully presented detached cottage-style family home
- Built in 2016 by Davidsons Homes on this desirable development
- Well-designed floor space with homely and inviting interiors
- Bay-fronted sitting room and a 'living' kitchen with a utility room
- Four good-sized bedrooms and two bathrooms
- Generous rear gardens with a south west facing aspect
- Detached garage and a private driveway with superb parking
- Sought-after village with excellent schooling and amenities

### General Description

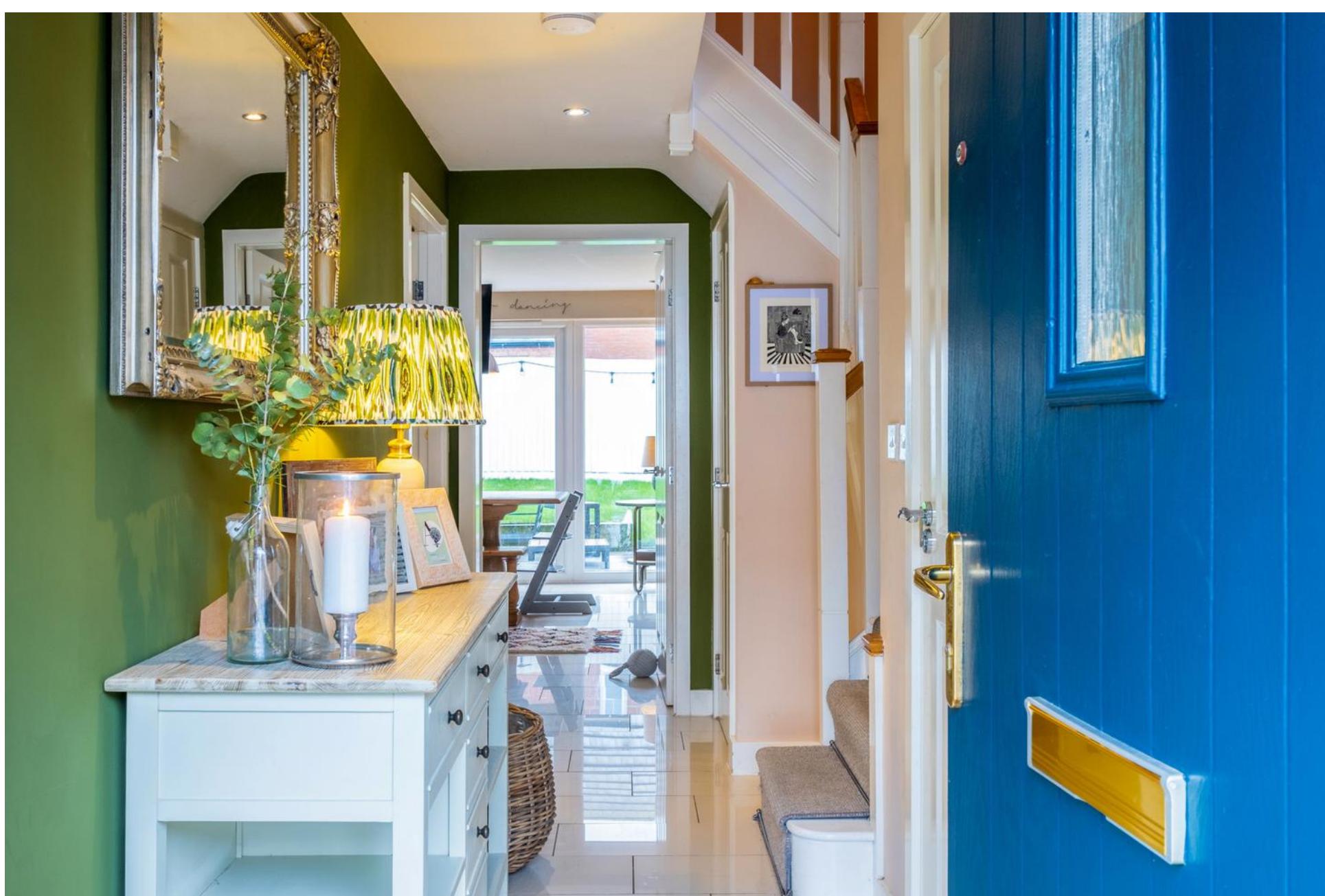
Smiths Property Experts are delighted to introduce to the market this beautifully presented four-bedroom detached family home with south west facing gardens, a private driveway, and a detached single garage.

Built in 2016 by Davidsons Homes on the highly sought-after 'Mulberry Way' development, this attractive cottage-style property benefits from generous off-road parking and a thoughtfully designed floor area with homely and inviting interiors.

The village centre is within walking distance, offering a sought-after array of amenities, including public houses, independent shops, and eateries. There are also three primary schools, a secondary school academy, and several nurseries.







## The Property

The property has been lovingly maintained by the owners since new. The living space is tastefully presented throughout a well-designed internal layout, perfect for modern family living.

The accommodation comprises an entrance hall leading to a sitting room with a bay window, and a light-filled 'living' kitchen with French doors and wing windows leading out onto the decked seating area in the rear garden. There is also a useful utility room. From the entrance hall, you will also find a downstairs WC and a cloak cupboard. The kitchen incorporates a range of integrated appliances, including a fridge/freezer, a gas hob, a double oven, and a dishwasher.

Upstairs are four bedrooms and a family bathroom with a shower over a bath. The main bedroom benefits from fitted wardrobes and an en-suite shower room. The two front bedrooms feature fitted window shutters.

## The Outside

The property has an attractive cottage-style frontage, with front gardens and a pathway leading to the front door. There is excellent parking, with a private driveway on the right-hand side of the property leading to a detached garage, as well as additional parking directly to the front.

The rear gardens are of generous size, stretching behind the garage. Mainly laid to lawn with a spacious decked seating area directly to the rear of the property.





## 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: B.

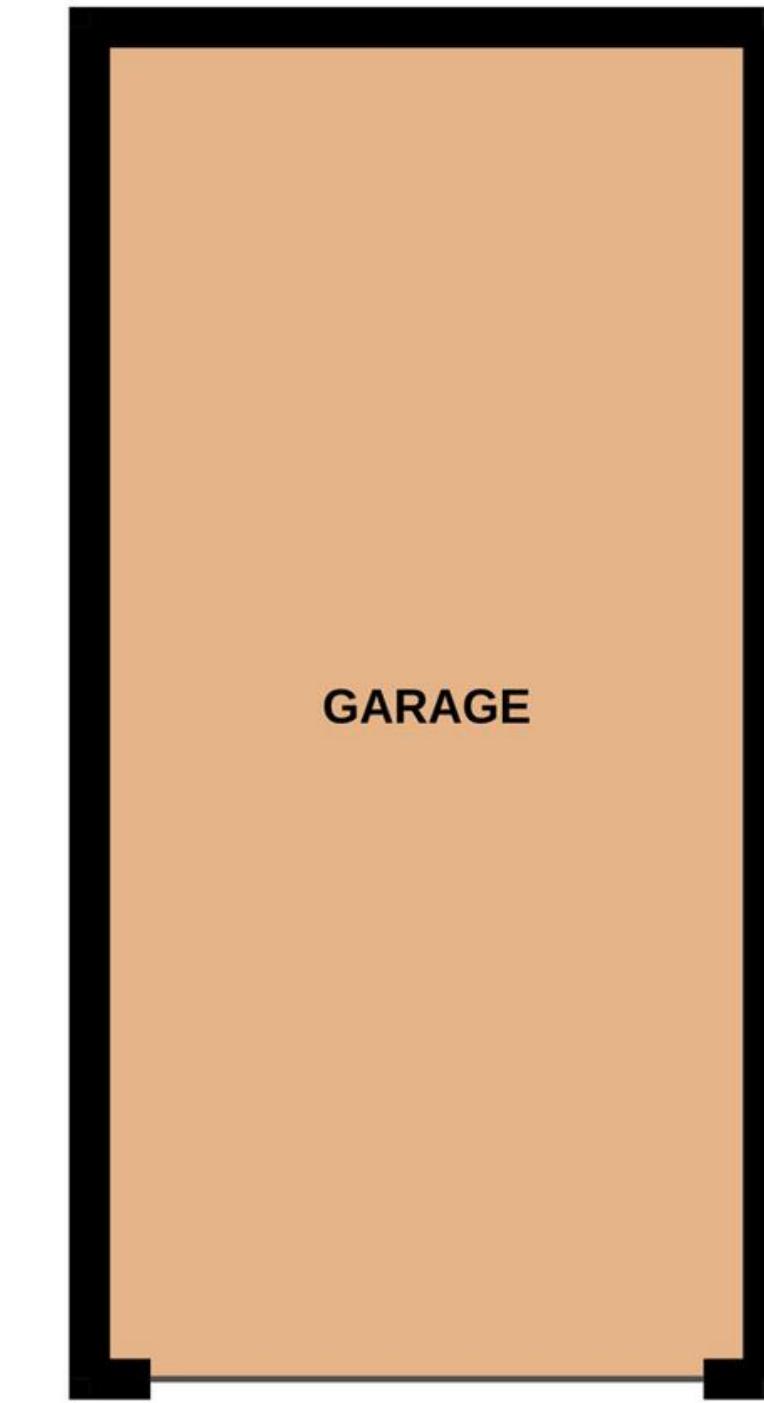
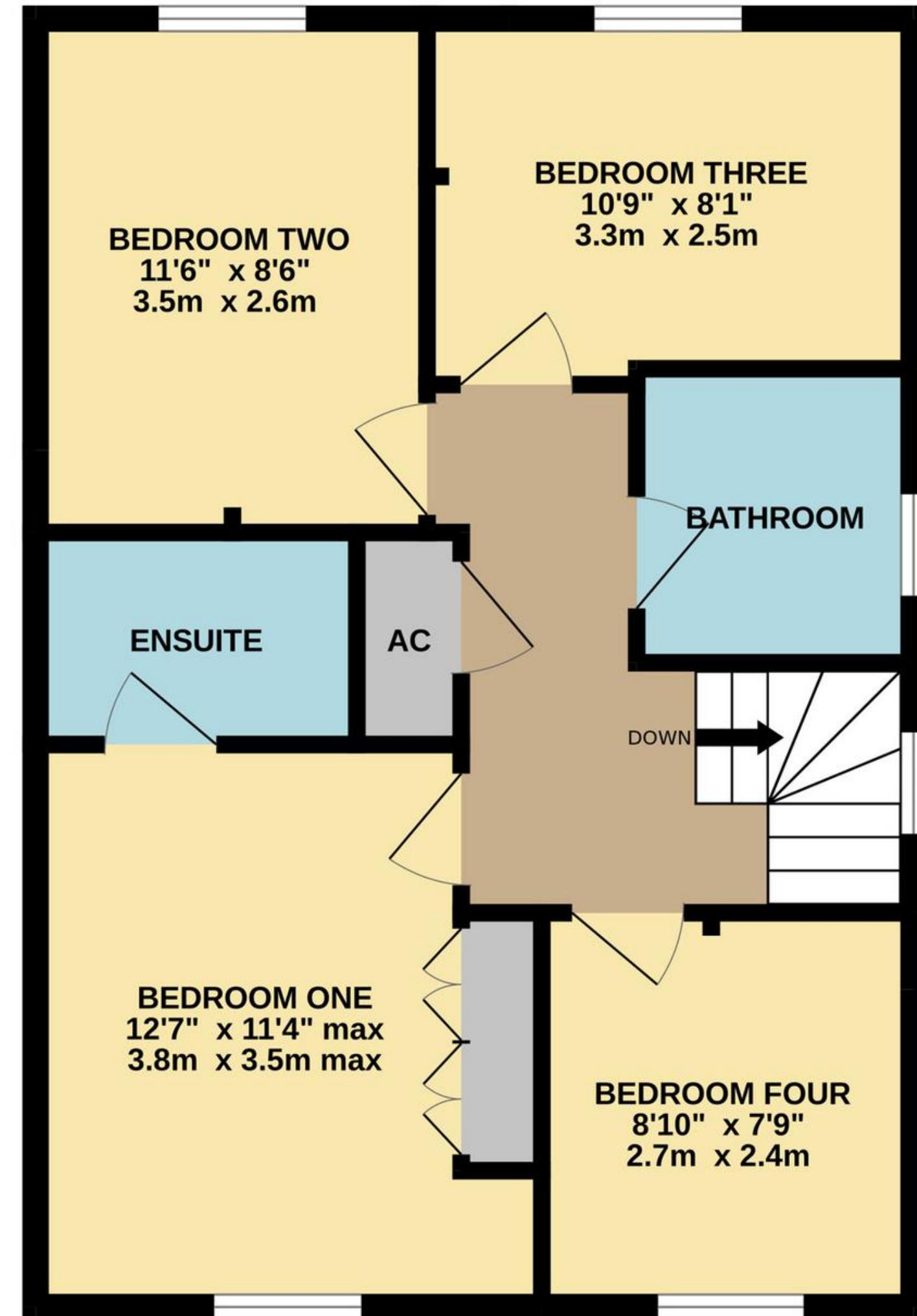
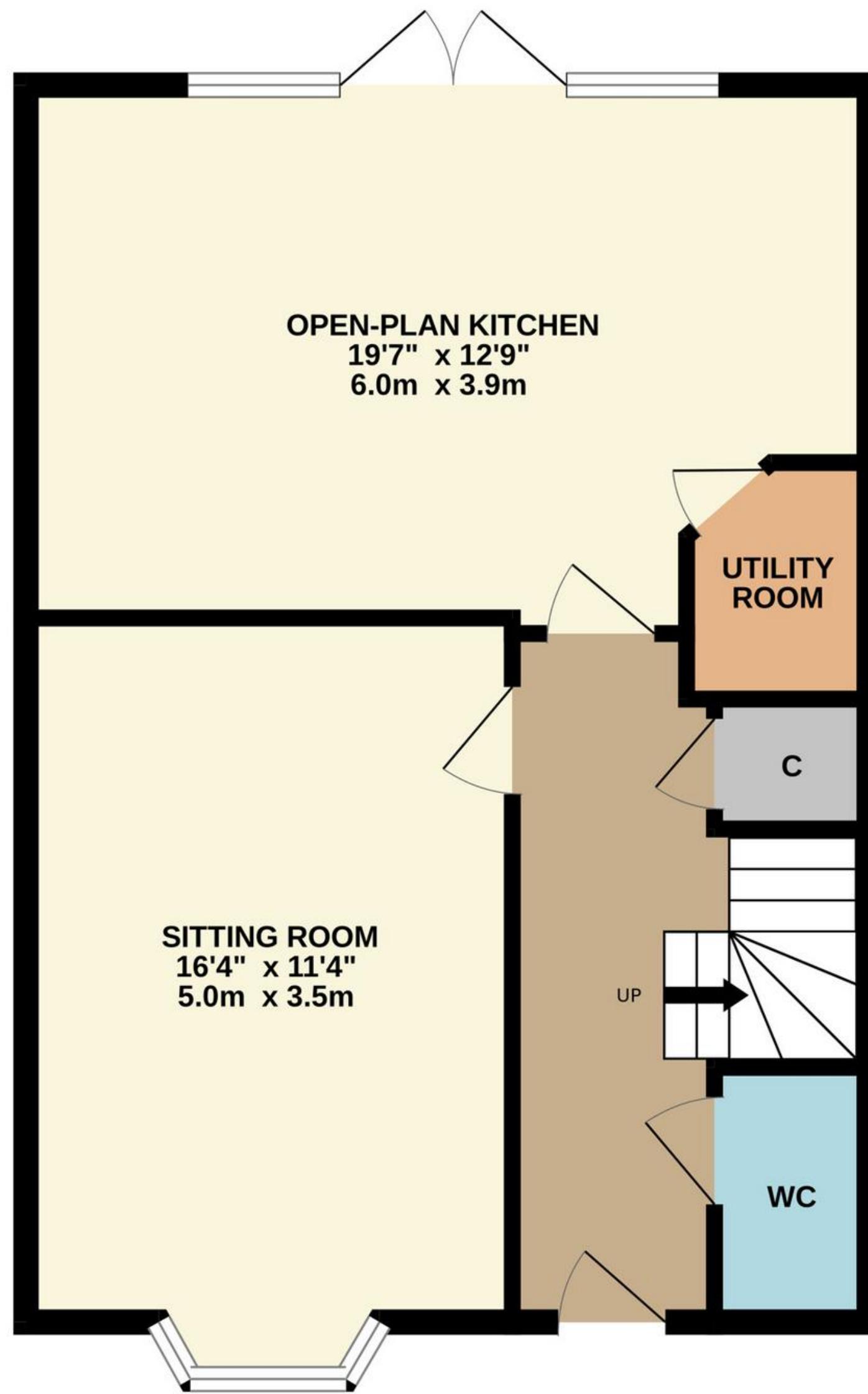
Tenure: Freehold. Council Tax Band: E.

Maintenance charge approx. £30 PCM.

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 : 1326 sq.ft. (123.2 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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