



Smiths
your property experts

Meeting House Close

East Leake

- Immaculate and beautifully presented detached home
- Built by Redrow Homes to the 'Marlborough' design
- Modern and well-laid-out light-filled living space
- Five good-sized bedrooms and three bathrooms
- Two reception rooms and an open-plan kitchen/diner
- Private driveway and an integrated double garage
- Lawned and flat rear gardens with a private aspect
- Sought-after 'non-estate' location in this lovely village



General Description

Smiths Property Experts are delighted to introduce to the market this immaculate and beautifully presented five-bedroom detached family home built by Redrow to the 'Marlborough' design in 2015.

The property boasts a large double garage and a private driveway to the front, as well as generous private gardens to the rear. This is an excellent opportunity to purchase a modern, well-designed, and immaculate family home with five bedrooms and three bathrooms in a sought-after 'non-estate' location in the village.







The Property

This superb family home boasts a wealth of modern, well-laid-out living space, with a floor area of approximately 2,124 square feet, including an integral double garage. The property is presented in excellent condition with fitted shutters to all front windows. There is also an alarm system installed.

The finish is exceptional, with curated interiors featuring artisan bespoke wallpapers and built-in wardrobes across four of the bedrooms. In brief, expect to find accommodation comprising a generous entrance hall, a cloak cupboard with internal garage access, a bay-fronted sitting room, a family room/snug, and a wonderful kitchen/diner with direct access to the rear garden. There is also a useful utility room, a downstairs WC, and a large double garage with power and lighting.

The lovely galleried landing, with a window to the front elevation, provides access to five good-sized bedrooms, all capable of accommodating a double bed, and a modern family bathroom. Of note are the principal and guest bedroom suites, both of which have separate en-suite facilities and built-in wardrobes. The main bedroom suite is a lovely room with a bay window to the front.

The Outside

The property is set back from the cul-de-sac behind a double-width driveway with an open outlook to the front. With lawned front gardens, a mature evergreen hedgerow and assorted borders with established trees and shrubbery. To the rear, the living areas in the main house open onto private and flat gardens, with a particularly private aspect. Laid out to central lawns and with secure, closed panel fencing to its perimeter, there is established planting, a patio terrace, and a substantial garden room and shed to the rear left corner.





The Location

The village is home to a thriving community and boasts excellent local schools. There are numerous amenities available, including a bakery, greengrocer, 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.

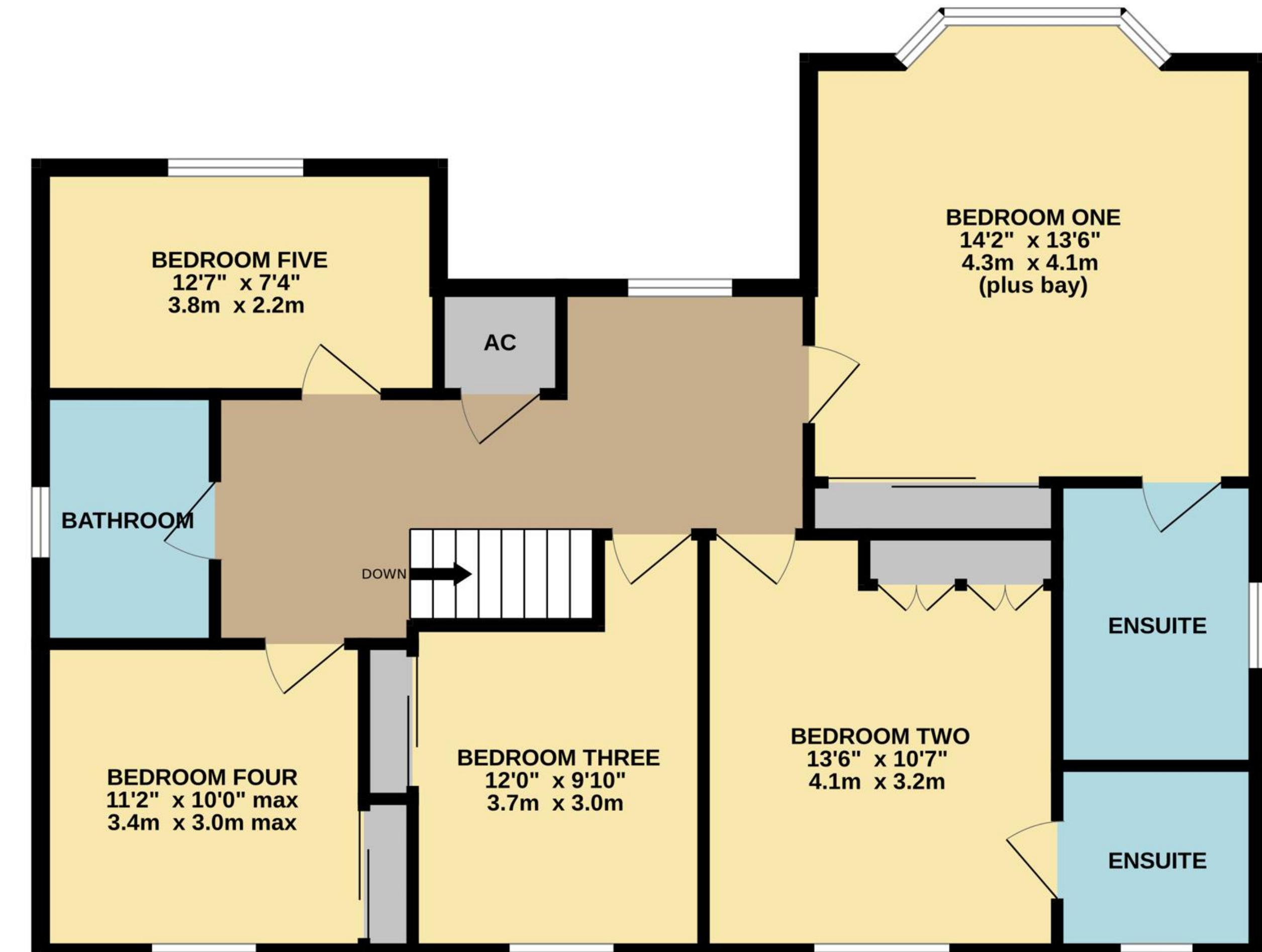
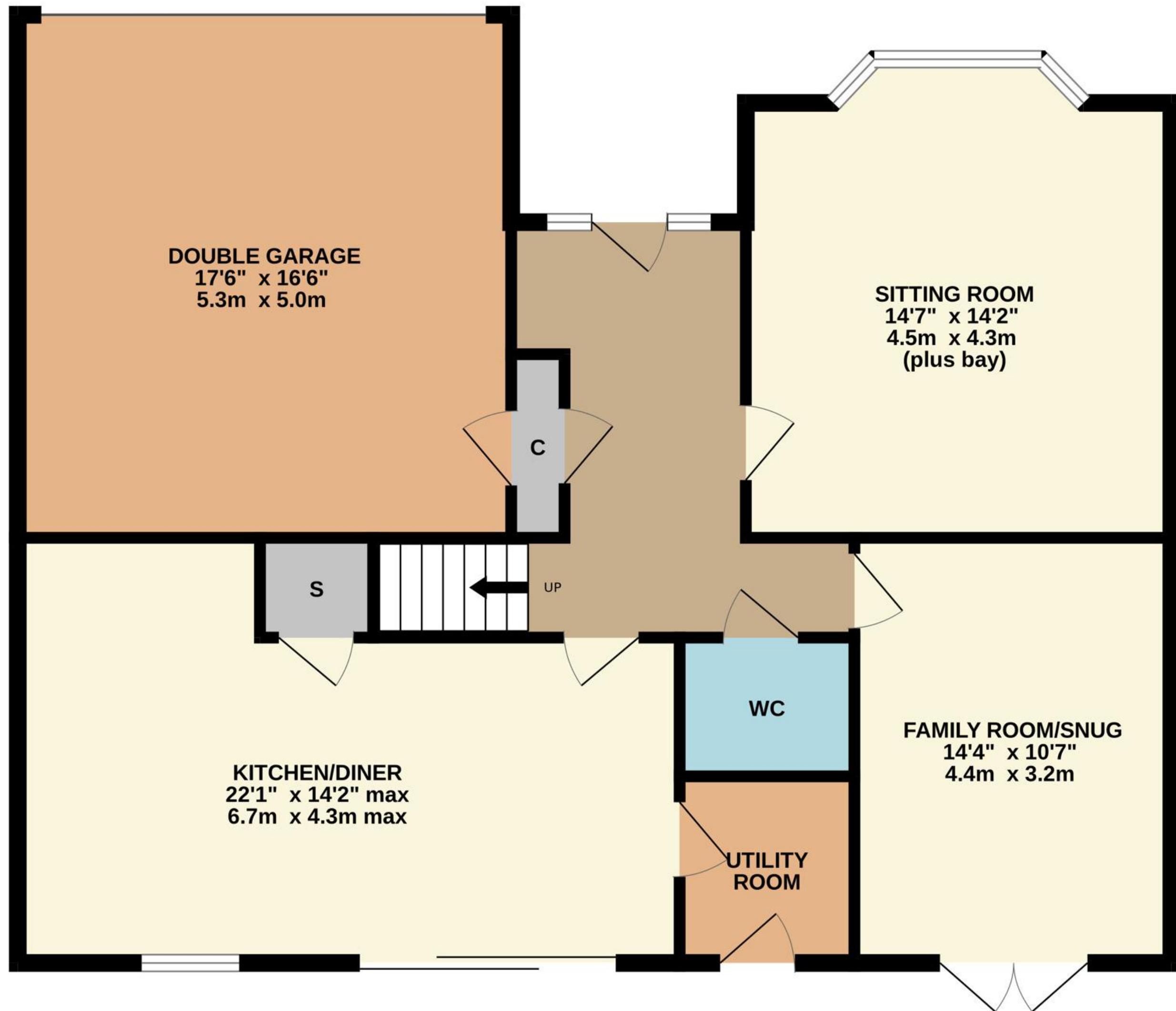
Tenure: Freehold. Council Tax Band: F.

Maintenance charge approximately £198 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 : 2124 sq.ft. (197.4 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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