



Smiths
your property experts

Bateman Road

East Leake

- Well-presented detached family home
- Set in the highly regarded village of East Leake
- Modern fully fitted kitchen and a separate dining room
- Light-filled conservatory and a spacious sitting room
- Four good-sized bedrooms and two bathrooms
- Private driveway and a garage with a workshop to the rear
- Delightful rear gardens with a southerly aspect
- Lovely position overlooking Meadow Park

General Description

Smiths Property Experts offer to the market this well-presented four-bedroom detached family home in a rarely available position overlooking Meadow Park in the highly regarded village of East Leake.

The property has been lovingly kept as a family home by the current owners for around 25 years. Extended to offer generous living space and upstairs four good-sized bedrooms and two bathrooms, the property benefits from a modern, fully fitted kitchen, a private driveway and rear gardens with a southerly aspect.





The Property

The living space is laid across two floors, extending to approximately 1638 square feet and affording gas central heating and UPVC double glazing throughout.

The main entrance hall has a useful utility/cloakroom and a WC. There is also a generous integral garage with a useful workshop to the rear. The main living space includes a dining room, a living room with an extra nook used as a music area/snug that leads onto the rear gardens. There is also a sun-filled conservatory and a fully fitted high-quality kitchen.

Upstairs, a split landing leads to four good-sized bedrooms, all capable of accepting double beds, a family bathroom and a shower room.

The Outside

The property is set back from the road with views across Meadow Park to the front. There is a private driveway in front of the main house with off-road parking side by side, and to the right, delightful front gardens.

To the rear are landscaped and private gardens with a due southerly aspect with evergreen and closed fence borders, central lawns and paths/hard landscaped patio terrace space. There is also a large timber shed.





The Location

The village has a true community feel and spirit with a bustling High Street and many amenities, including excellent local schooling, a doctor's surgery, a dental practice, a chemist, and a library. There is also a bakery, greengrocers, 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. East Midlands Airport is just 6 miles away.

Property Information

EPC Rating: D.

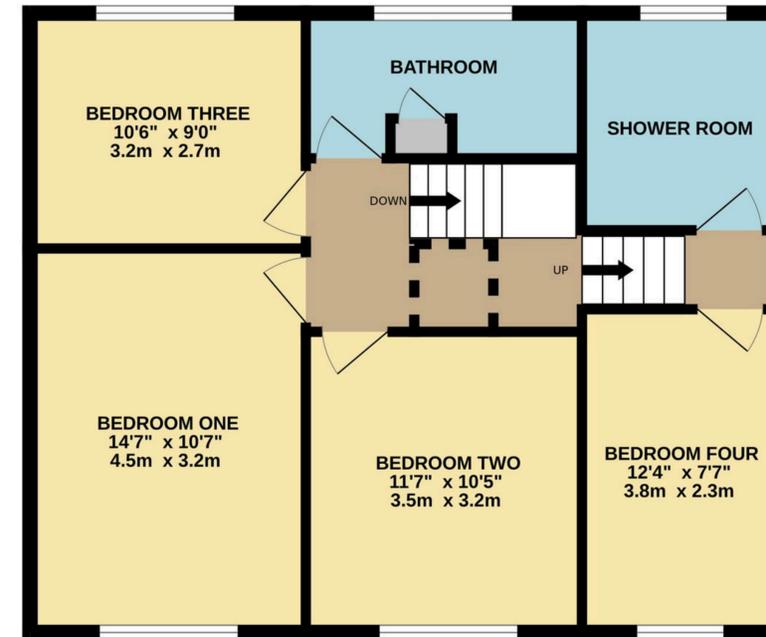
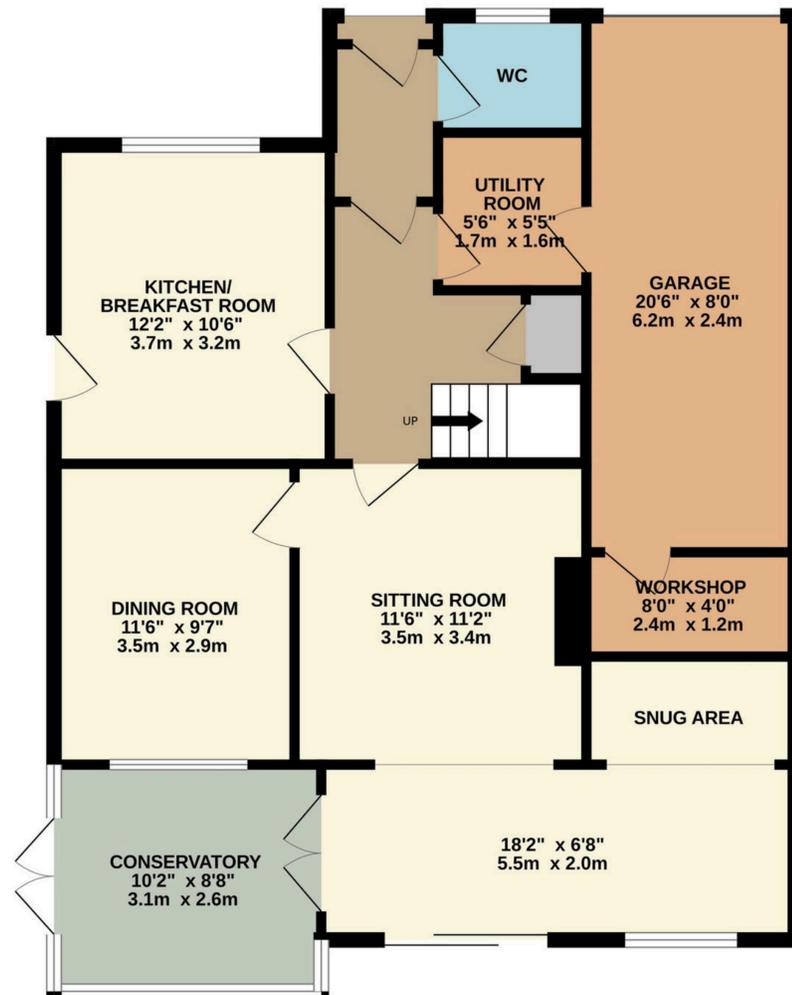
Tenure: Freehold. Council Tax Band: E.

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 : 1638 sq.ft. (152.2 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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