Smiths

your property experts

Southwell Close

East Leake

- Extremely well-maintained detached home
- Occupying a generous plot in a quiet cul-de-sac
- Refitted breakfast kitchen and a useful pantry
- Light-filled sitting/dining room with direct garden access
- Four good-sized bedrooms and a family bathroom
- Spacious private driveway and a garage
- Secure landscaped gardens and a newly replaced terrace
- Within walking distance of the village centre



General Description

Smiths Property Experts offer to the market this extremely well-maintained four-bedroom detached family home in the highly regarded Rushcliffe village of East Leake. Constructed by a well-reputed local builder, JS Bloor Homes.

The property occupies an enviable and peaceful position at the end of a sought-after cul-de-sac, with an excellent and generous plot including a landscaped driveway to the front and secure private gardens to the rear. The property is an exceptional family home and is presented in ‘Turnkey’ condition.









The Property

The property affords double glazing and gas central heating throughout, benefiting from a nearly new Worcester Bosch boiler. Internally, expect to find a generous gross floor area of approximately 1,050 square feet across two floors (including the garage).

The entrance hall with separate WC leads to a large sitting/dining room with direct garden access to the rear, and in turn to a refitted breakfast kitchen with a pantry cupboard and a range of integrated appliances.

Upstairs are four good-sized bedrooms (two large doubles) and a four-piece family bathroom. The main bedroom also boasts built-in wardrobes and storage. There is a useful loft and cavity wall insulation. To the left-hand side is an attached garage with an electric roller door, power, and lighting. The property has excellent potential to extend, should the eventual purchaser wish.

The Outside

Set back from a quiet residential cul-de-sac behind a private driveway with side-by-side parking. The property is situated a stone's throw from the protected Meadow Park in the village, and a short walk from the village centre and all of its amenities. The position is sought after and rarely becomes available in the open market.

To the rear are generous and landscaped mature gardens with privacy and a wonderful 'green' aspect. There is a newly replaced terrace all laid across the rear of the main house.







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, 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: D. Council Tax Band: D.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage, and water. The property benefits from gas central heating.

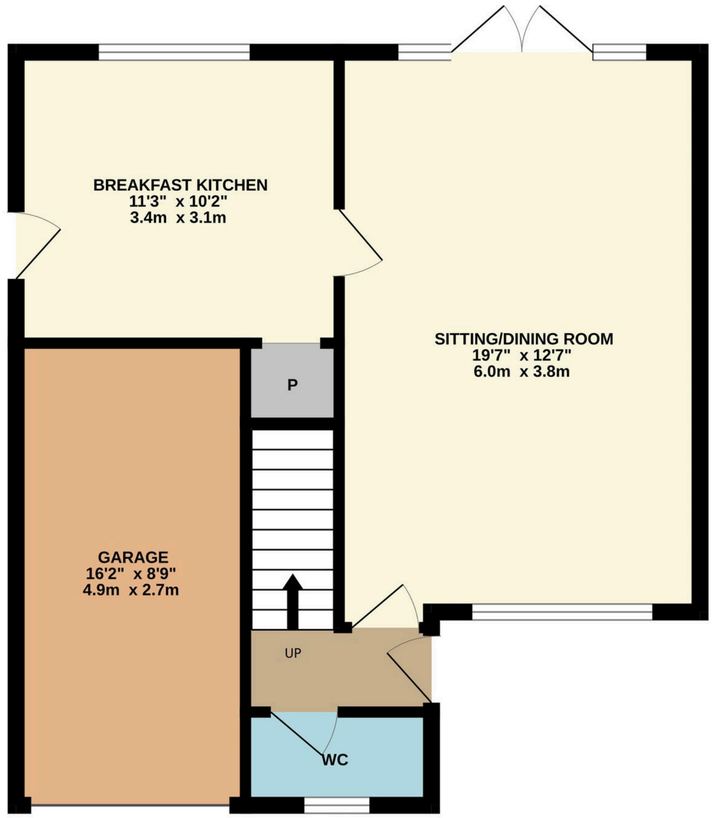
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

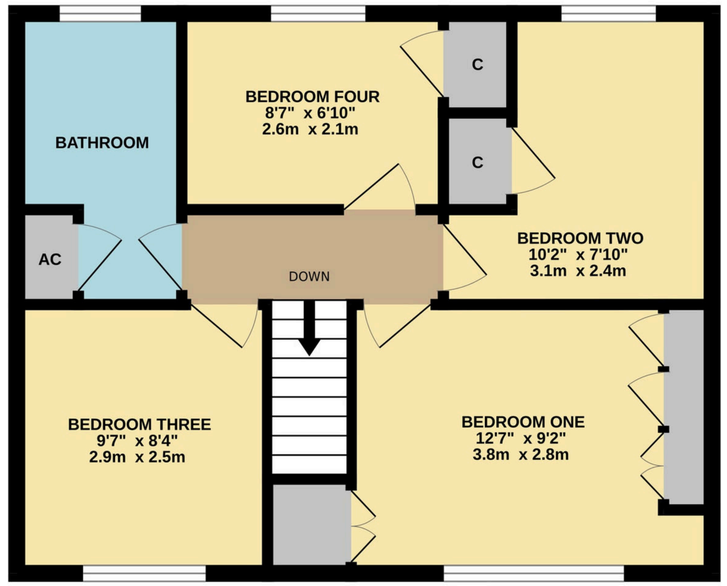
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

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 : 1038 sq.ft. (96.4 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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