



Smiths  
your property experts

# Bullfinch Close

East Leake

- Beautifully curated and immaculate detached home
- Set in the sought-after Rushcliffe village of East Leake
- Beautiful open-plan kitchen, living and dining area
- Generous sitting room with an electric fire inset
- Four impressive double bedrooms and two bathrooms
- Private double-width driveway and an integral garage
- Secure and beautifully landscaped west-facing gardens
- Lovely views to the front across green space



## General Description

Smiths Property Experts offer to the market this beautifully curated and immaculate four-bedroom detached family home in the sought-after Rushcliffe village of East Leake. The property benefits from an excellent position in the development, and to the rear are mature west-facing gardens with a private aspect.

The property was built by Barratt Homes in 2017 and has been lovingly maintained by the current owner since new, benefiting from the remainder of the NHBC warranty. Situated on a private shared access road with an open aspect towards green space to the front, and immaculate, thought-out interiors that include a kitchen, living and dining area, a light-filled sitting room and four double-sized bedrooms.





## The Property

The generous floor area measures approximately 1,440 square feet (including the integral garage), with living space laid across two floors.

Expect to find spacious accommodation centred around the entrance hall with cloak storage and stairs rising to the first floor. The main sitting room is particularly generous, and there is a feature fireplace with an electric fire inset. To the rear is a lovely kitchen, living and dining area with glazed box bay and double doors leading out onto the rear gardens. The kitchen is integrated and finished in a shaker style. Off the kitchen is a pantry cupboard, a useful utility room and a downstairs WC.

Upstairs, the landing has a large airing cupboard and gives access to no less than four impressive double-sized bedrooms. There is an immaculate family bathroom and en-suite shower room to the principal bedroom.

## The Outside

The property is positioned behind a lovely open green space, with a private double-width driveway to the front and an integral garage with an up-and-over door, lighting and power.

To the rear are secure, west-facing, and private gardens, beautifully landscaped and mature. There are central lawns with fully planted borders, a substantial and high-quality deck for outside entertaining, and a useful garden shed. The property also has outside power sockets and a tap.





## The Location

The property is conveniently situated within walking distance of primary and secondary schooling. 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, and library. 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: B.

Tenure: Freehold. Council Tax Band: E.

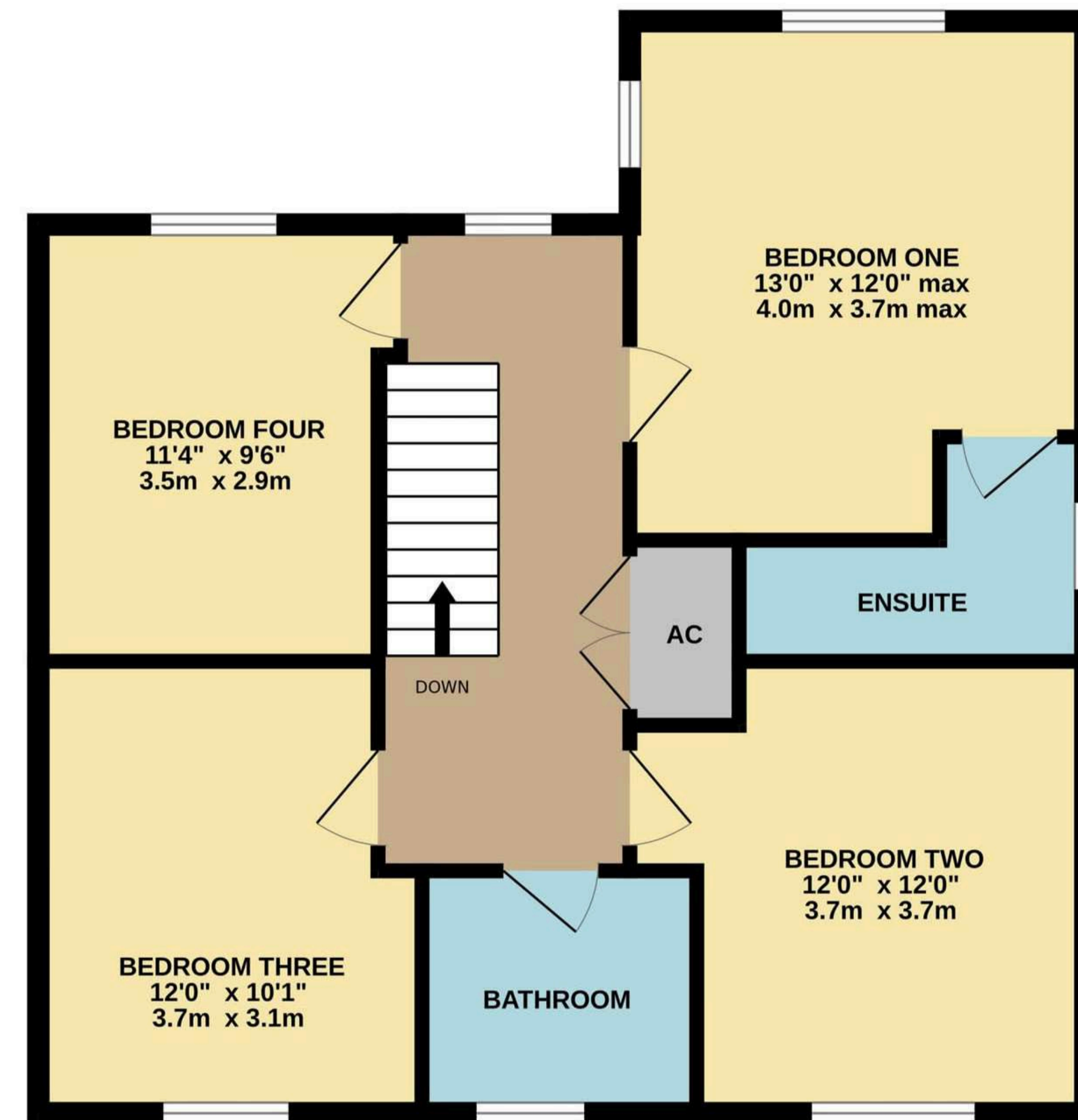
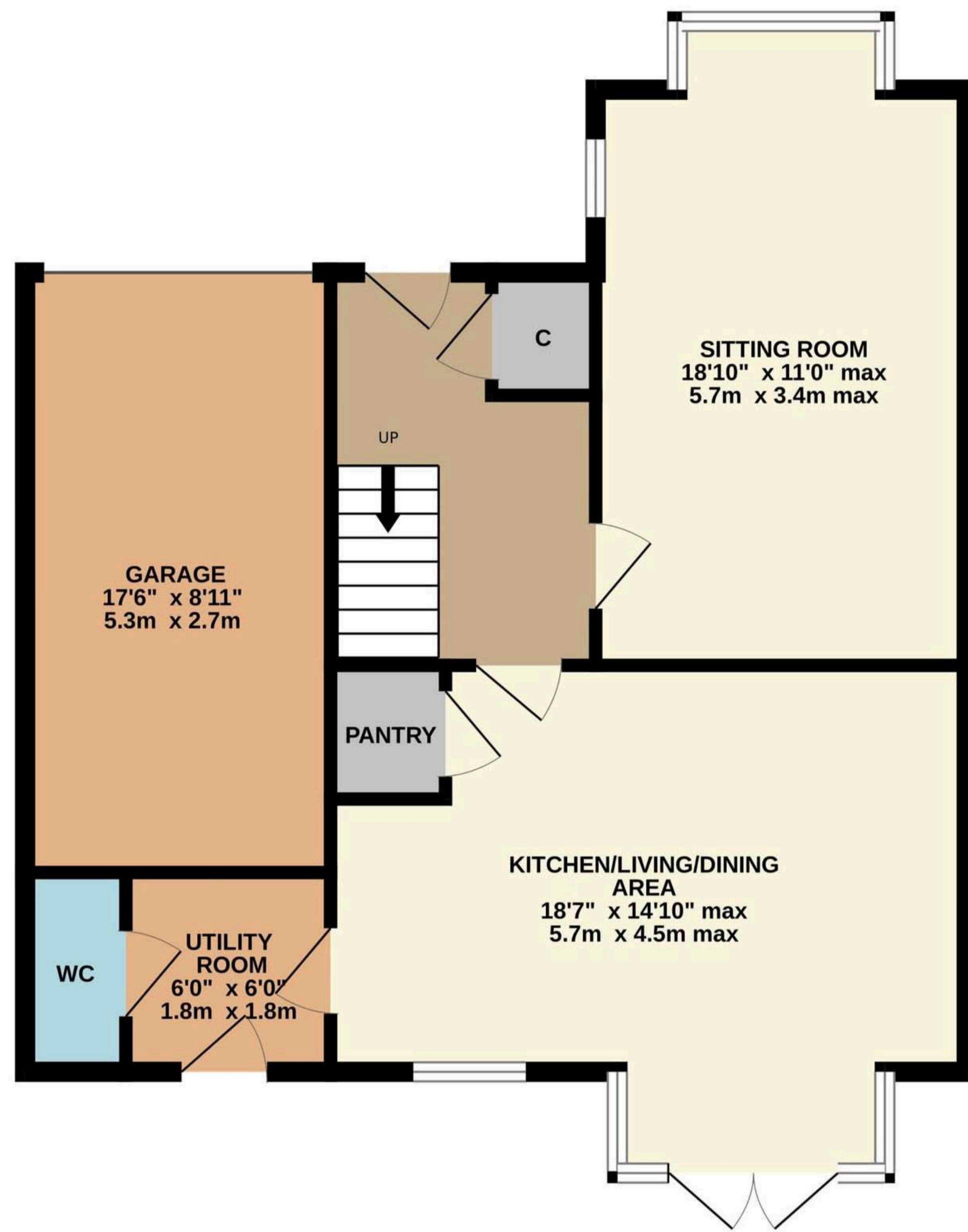
Maintenance charge approx. £300 per annum.

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 : 1440 sq.ft. (133.8 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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