



Smiths  
your property experts

# Sheepwash Way

East Leake

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- Spacious and modern semi-detached family home
- Generous south-west facing lawned rear gardens
- Lovingly maintained, light, and airy interiors
- Four bedrooms (three double rooms) and two bathrooms
- Fully fitted and integrated upgraded kitchen/diner
- Lovely position towards the front of the development
- Private driveway with a gate leading to the rear garden
- Floor area measuring approximately 1,189 square feet

## General Description

Smiths Property Experts are delighted to introduce to the market this modern and spacious four-bedroom semi-detached property built in 2017. The property benefits from an upgraded kitchen/diner, a private driveway, and generous south-west facing rear gardens.

The property is ideally situated towards the front of the development and within walking distance to the village centre, offering a sought-after array of amenities, including public houses, independent shops, and eateries. Additionally, the property is close to a new primary school.





## The Property

With a generous floor area measuring approximately 1,189 square feet, the living space is well-presented, light, and airy throughout. The accommodation comprises a hall, a sitting room with French doors leading to the rear garden, and an upgraded kitchen/diner with quartz worktops and integrated appliances, including a double oven, a gas hob, a fridge/freezer, a dishwasher, and a washing machine.

There is a downstairs WC, a useful understairs cupboard, and stairs leading to the first floor, where you will find three bedrooms (two spacious double rooms) and a family bathroom. The generous main bedroom suite is located on the second floor, with an en-suite shower room.

## The Outside

There are lovely, low-maintenance front gardens and a private driveway on the right-hand side, providing off-road parking for two vehicles. With gated access to the rear gardens, generous in size and laid mainly to lawn, enjoying a south-west facing aspect.





## 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.

Service Charge: £257.80 per annum.

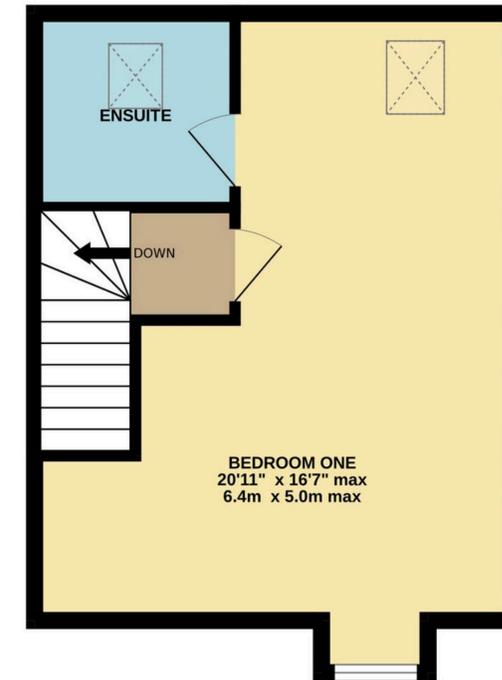
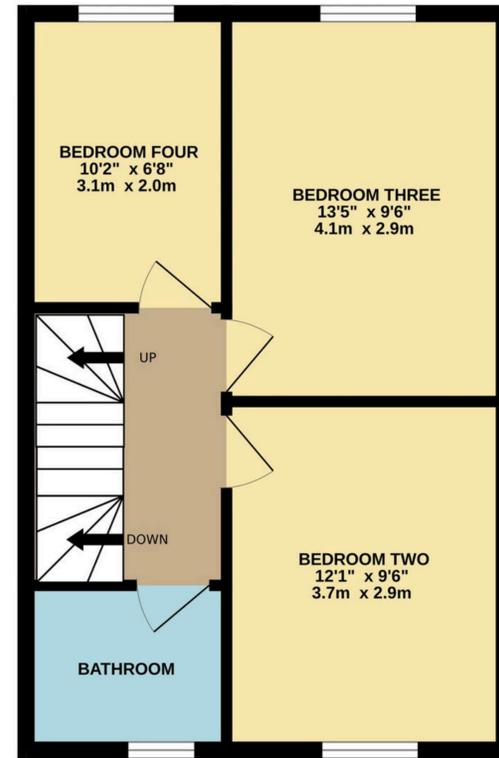
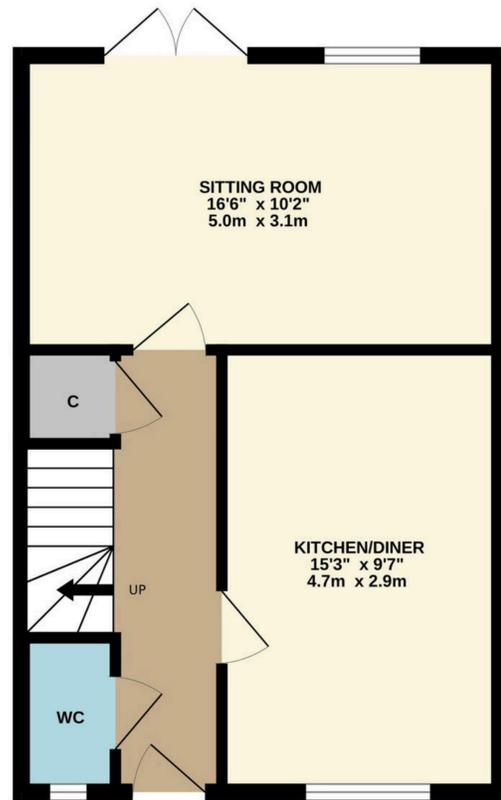
Tenure: Freehold. Council Tax Band: D.

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 : 1189 sq.ft. (110.5 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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