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your property experts

Bullfinch Close

East Leake

- Beautifully presented detached family home
- Situated in an excellent position in the development
- Light-filled 'living' kitchen with direct garden access
- Spacious bay-fronted sitting room and a useful utility
- Lovely study/playroom and a downstairs WC
- Four double bedrooms and two bathrooms
- Private no-through driveway and a detached garage
- Secure rear gardens with well-stocked flower beds

General Description

Smiths Property Experts are favoured with instructions to market this smart and modern four-bedroom detached family home. Set in the sought-after Rushcliffe village of East Leake. The property benefits from an excellent position in the development, on a no-through driveway, with landscaped west-facing rear gardens.

Built by Barratt Homes in 2017 and beautifully presented by the current owners. The property benefits from the remainder of the NHBC warranty. Situated on a private shared access road with an open aspect towards green space to the front.





The Property

The generous floor area measures approximately 1,455 square feet (including the single garage), with bright and modern living space. Boasting UPVC double glazing and gas central heating laid across two floors.

Expect to find beautiful accommodation comprising, in brief: an entrance hall with cloak storage, a WC, a study/playroom, a bay-fronted sitting room, and to the rear of the plan is a full-width 'living' kitchen with views and direct access out to the west-facing rear gardens. There is also a useful utility room with direct access onto the private driveway.

Upstairs, a central landing leads to four bedrooms, all capable of accepting double-sized beds, and the family bathroom. There is a useful double airing cupboard, and of particular note is the principal bedroom suite, with a separate en-suite shower room and dual aspect with windows to the front and side elevation.

The Outside

The property is positioned behind a lovely open green space. With a private driveway to the front and detached garage with an up-and-over door, lighting and power. The front gardens are pretty and well-tended to, with a lawn and a planted border at the front of the property.

To the rear are secure, west-facing, and private gardens that have been landscaped to a high standard. There are central lawns flanked by two substantial patio terraces and a path down the garden to the left-hand side. Flower beds wrap around the lawn and are well stocked and fully planted. There is also a useful water butt.





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.

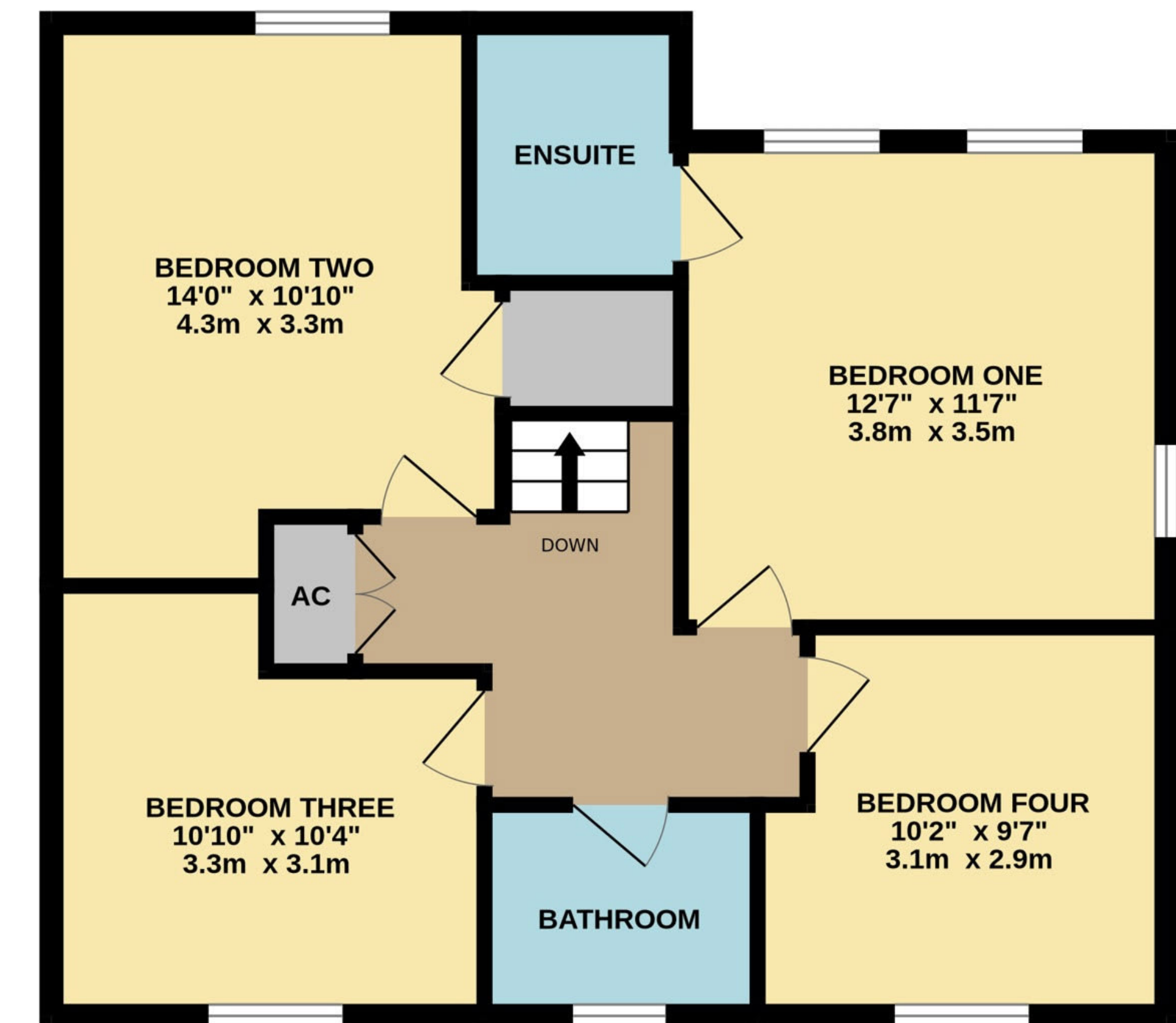
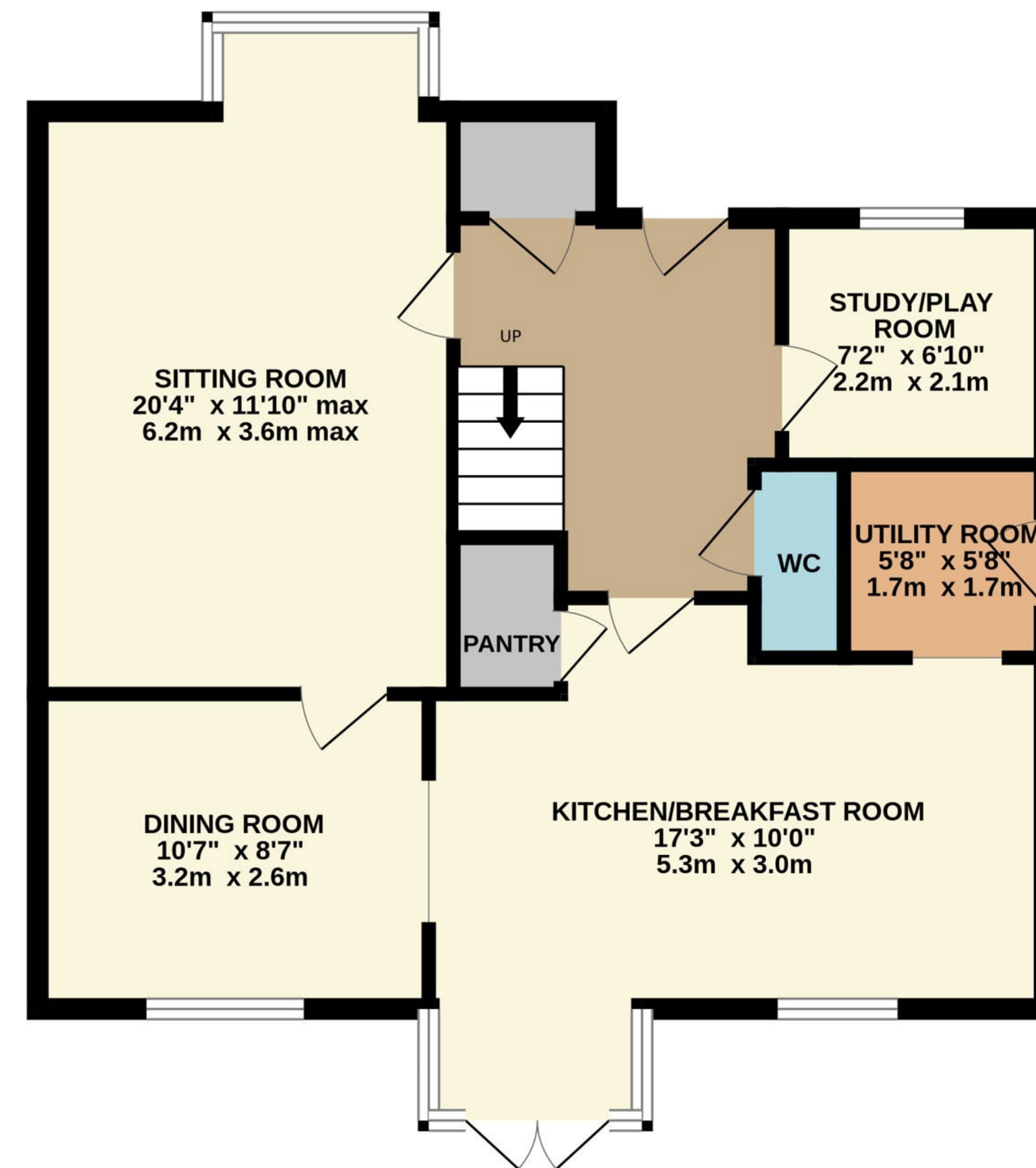
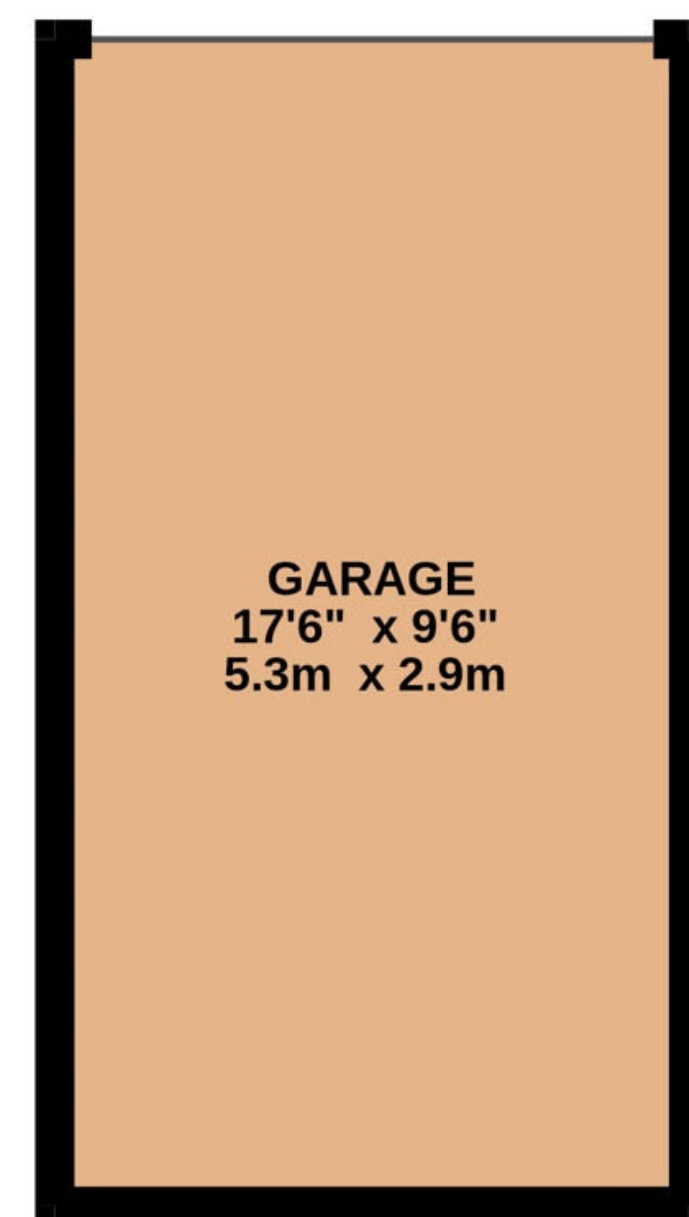
Maintenance charge approx. £330 per annum.

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 : 1463 sq.ft. (135.9 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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