Smiths

your property experts

Yew Close

East Leake

- No upward chain
- Beautifully modernised detached family home
- Four good-sized bedrooms and two bathrooms
- Shaker-style kitchen with high-quality fitted appliances
- Open-plan living space with a vaulted ceiling and bi-fold doors
- Separate sitting room with a wood-burning stove
- Driveway with parking for three vehicles and a garage
- Private and landscaped west-facing gardens

General Description

Smiths Property Experts offer to the market this exceptional and beautifully upgraded four-bedroom detached family home set on Yew Close in the highly regarded village of East Leake. The property features west-facing landscaped rear gardens, a private driveway with off-road parking for up to three vehicles, and an integrated garage with an electric roller-shutter door.

The generous interiors are finished to a high specification, with a layout that lends itself well to modern family life, including a contemporary shaker-style kitchen that opens into a beautiful living and dining area, with bi-fold doors leading out to a rear seating terrace. There is also a separate sitting room.

The Property

The floor area measures approximately 1,501 square feet, is laid across two floors, and includes an integral garage.

The property is presented to a modern and high standard. The accommodation is exemplary and comprises a spacious entrance hall with a utility cupboard and WC, a sitting room with a wood-burning stove, and a stunning modern shaker-style kitchen with high-quality appliances including a smart induction stove top, a Neff microwave and oven, a French door fridge freezer, a Bosch dishwasher, and a Beko washing machine. This leads into a beautiful living and dining space with a vaulted ceiling, skylights, underfloor heating and bi-fold doors that open directly onto the west-facing rear gardens.

Upstairs, there are four bedrooms, all of which are capable of accommodating a double bed, and a family bathroom. The main bedroom features built-in wardrobes and an en-suite shower room.

The Outside

The property is situated in a quiet residential cul-de-sac just a short walk from the village centre. Set back from the road, behind a driveway providing off-road parking for up to three vehicles side by side, with access to the integral garage. There is access to the side leading to the landscaped west-facing rear gardens. The gardens feature a lawn with mature borders and a full-width entertaining terrace to the immediate rear of the main house. There is also a generous garden room, currently utilised as a gym.

The Location

The village has a strong sense of community, with excellent local schools and a bustling centre. There are numerous amenities available, including a doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. Additionally, there are several coffee shops, pubs, a wine bar, and various eateries.

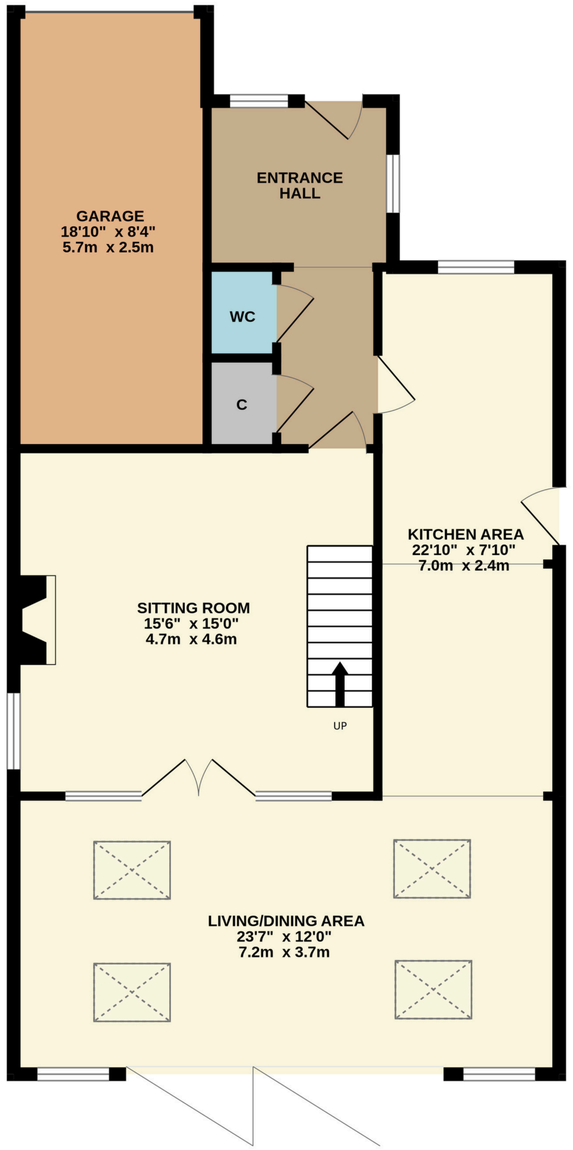
There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is approximately 6 miles away.

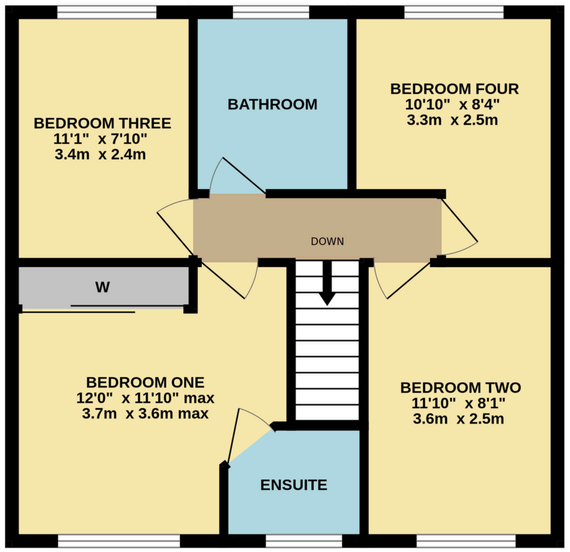
Property Information

EPC Rating: C.
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 : 1501 sq.ft. (139.4 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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