Smiths

your property experts

The Green

East Leake

- Immaculately presented and extended home
- Set back from a private and peaceful street
- Beautifully extended and bright ‘living’ kitchen
- Generous sitting room and plentiful storage
- Three good-sized bedrooms and a shower room
- Private driveway and a useful garage
- Secure rear gardens and a newly erected garden room
- Set a stone's throw from the heart of the village centre

General Description

Smiths Property Experts present to the market this beautifully presented and immaculate three-bedroom home, boasting a beautiful kitchen extension with a glass roof lantern and direct garden access to the rear.

The property has plentiful off-road parking, garaging, and lawned private gardens, and is set a stone's throw from the heart of the highly regarded Rushcliffe village of East Leake.

The Property

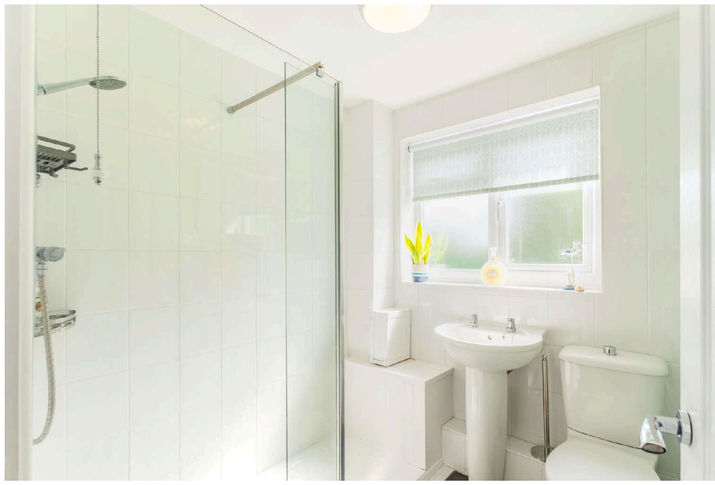
The property is connected to all mains services and boasts UPVC double glazing and gas central heating throughout, with a super modern living space that has been thoughtfully extended and modernised in recent years by the current owners. This is a rare opportunity to acquire a home in the heart of the old village centre, set away from the main street but within easy reach of all of the amenities on offer.

There is approximately 1,179 square feet of living space, beautifully appointed and furnished over two floors. The accommodation comprises a spacious entrance hall opening into a large main sitting room. There is also a useful rear boiler/boot room and a downstairs shower room. To the rear is a beautifully extended 'living' kitchen, with direct garden access via bi-folding doors. The kitchen is fitted in a modern shaker-style with quartz work surfaces and a range of built-in appliances. Upstairs are three bedrooms (two good double-sized) and a family shower room. There is also plentiful storage throughout.

The Outside

Outside, the house is set back from a private and peaceful street behind a single garage and a generous, landscaped private driveway.

To the rear are generous and private landscaped gardens laid to central lawns with well-stocked mature herbaceous borders. There is a patio terrace laid to Indian Sandstone to the immediate rear of the main house, a substantial timber shed, and a newly erected garden room to the rear of the grounds.



The Location

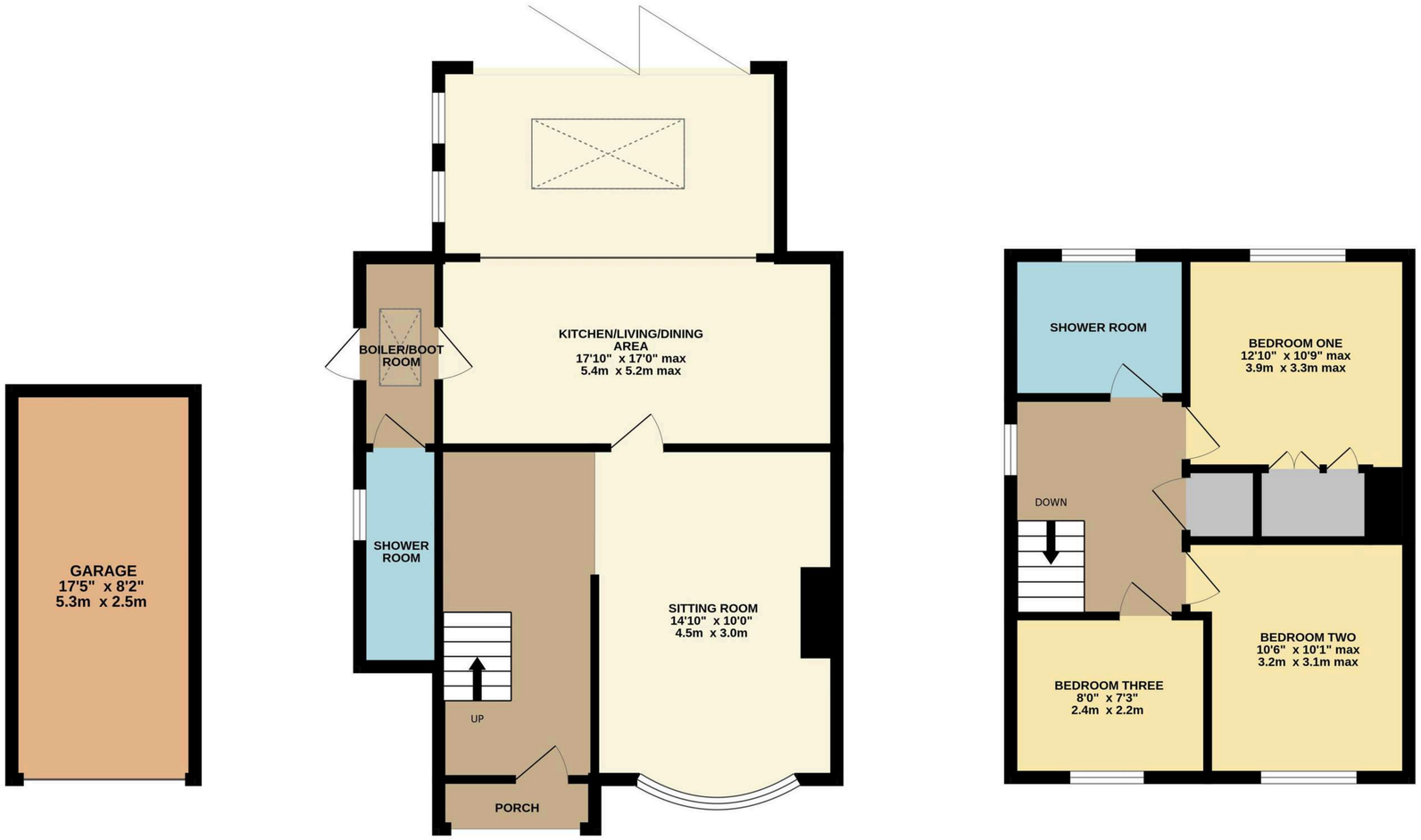
The village boasts a close-knit community and a wide array of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There are also several independent shops, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

Property Information

EPC Rating: C.
Council Tax Band: B.
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 : 1179 sq.ft. (109.5 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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