Smiths

your property experts

Sheepwash Way

East Leake

- Modern and spacious detached family home
- Set in the heart of the highly regarded village of East Leake
- Light-filled kitchen/diner with direct garden access
- Spacious sitting room and a useful utility room
- Three good-sized bedrooms and two bathrooms
- Private driveway and oversized detached garage
- Beautiful garden with a timber deck and tiered lawns
- Within walking distance of the village centre



General Description

Smiths Property Experts offer to the market this spacious three-bedroom detached home boasting smart contemporary interiors. Situated on the edge of the development on a private shared driveway, and just a stone's throw from the heart of the village.

The property was constructed in 2017 and, as such, has all the benefits of a modern home and the remainder of its 10-year NHBC warranty. Conveniently located within walking distance of the village centre and its sought-after array of amenities.









The Property

Internally, the property offers bright, spacious, and modern accommodation laid across two floors, centred around the entrance hall and first-floor landing. The net floor area extends to approximately 1,163 square feet (including the adjacent garage).

The interiors are well curated and stylish, giving a true ‘turnkey’ feel and allowing the eventual purchaser to move in without the requirement for any upgrading works. There is a good-sized sitting room to the front, and across the rear, a lovely kitchen/diner with direct garden access. There is also a downstairs WC and a useful utility room.

Upstairs are three good-sized bedrooms and the family bathroom. Of note is the principal bedroom suite, with separate en-suite facilities and built-in wardrobes.

The Outside

Occupying a generous plot in this peaceful location with an established hedgerow to the front, there is a low-maintenance evergreen border to the front and a porch leading to the front door.

To the right-hand side of the property is a driveway with private parking for two vehicles, and an oversized detached single garage with power, lighting and an up-and-over door.

To the rear is a walled, south-east-facing landscaped garden. Presented to a high standard by the current owners, there is a ceramic-laid entertaining terrace to the immediate rear of the main house, a timber deck, tiered lawns and, to the right-hand side alongside the garage wall, a fully planted border. Behind the garage is space for a greenhouse.







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 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. Council Tax Band: D.
Maintenance Fee approx. £300 per annum.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage, and water. The property benefits from gas central heating.

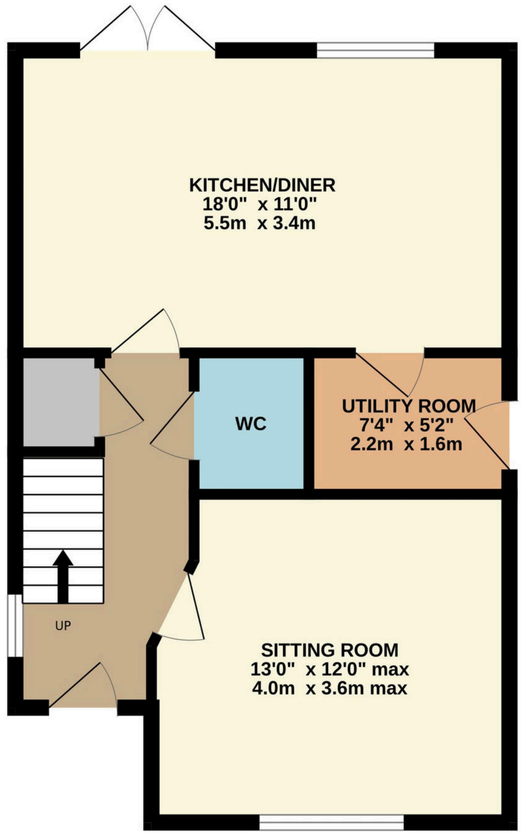
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

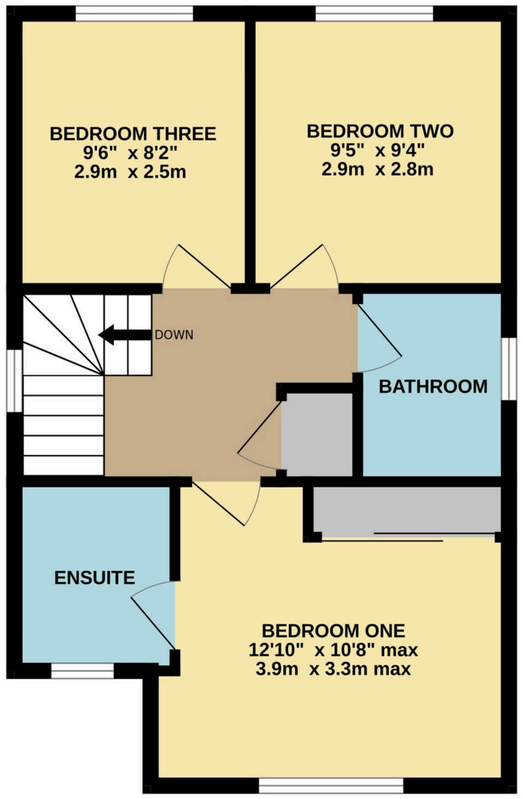
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

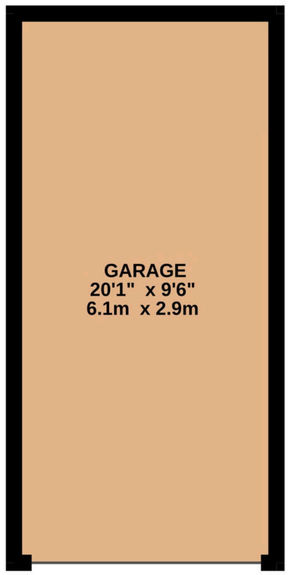
The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

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 : 1163 sq.ft. (108.1 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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