



Smiths  
your property experts

# Bullfinch Close

East Leake

- No upward chain
- Attractive double-fronted detached family home
- Peaceful setting with an open aspect towards green space
- Four good-sized bedrooms and two bathrooms
- Two beautiful bay-fronted reception rooms and a study
- Contemporary kitchen/diner with a utility area
- Rear gardens with a south-facing aspect
- Corner plot with a driveway and a detached garage

## General Description

Smiths Property Experts offer to the market, with no upward chain, this modern and spacious four-bedroom detached family home in the sought-after village of East Leake. The property benefits from a superb corner plot with south-facing rear gardens, a driveway, and a detached garage.

The property was built by Barratt Homes in 2018 and has been lovingly maintained by the current owner since new, benefiting from the remainder of the NHBC warranty. Situated at the end of a private shared driveway with an open aspect towards green space, the property enjoys a private setting on the edge of this attractive and well-positioned development.







## The Property

The generous floor area measures approximately 1,365 square feet (excluding the garage). The property is beautifully presented, with light, airy, and contemporary interiors.

The accommodation comprises an entrance hall with a useful cupboard, a study, a contemporary kitchen/diner, and two beautiful bay-fronted reception rooms, including a dining room and a sitting room, with French doors leading out to the rear garden. The kitchen is fully fitted and integrated, with a range of integrated appliances, including a double oven, an induction hob, a fridge-freezer, a wine fridge, and a dishwasher. There is also a useful utility area with space for white goods. There is space for dining, and a second set of French doors with winged windows opens to the seating terrace.

There is also a separate downstairs w.c. Upstairs, you will find four bedrooms, including three spacious double rooms, and a contemporary family bathroom with a shower over the bath. The main bedroom suite benefits from both an en-suite shower room and a walk-in wardrobe. There is also a good-sized airing cupboard on the spacious landing.



## The Outside

The property is situated at the end of a private shared driveway in a corner plot. The driveway provides off-road parking with an electric car charging point, and there is also a detached garage. The rear garden benefits from a south-facing aspect with a patio seating area. There is also a useful gate.





## 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.

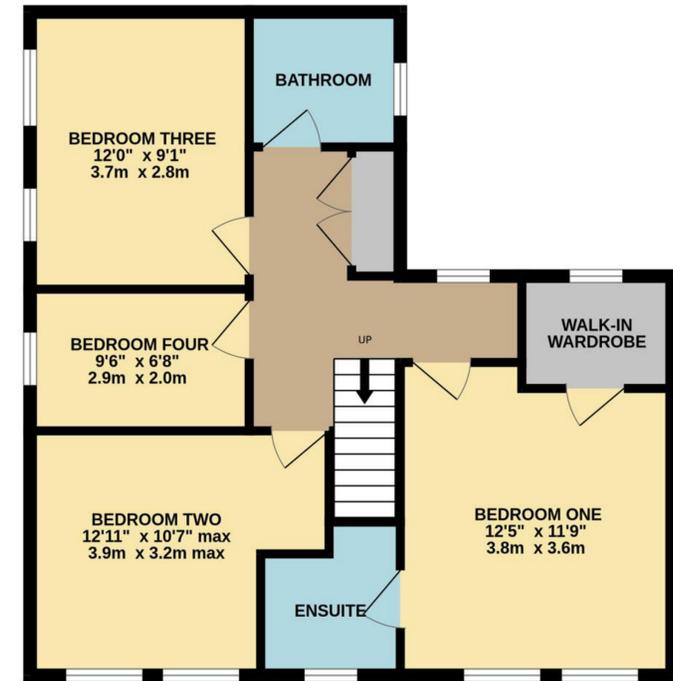
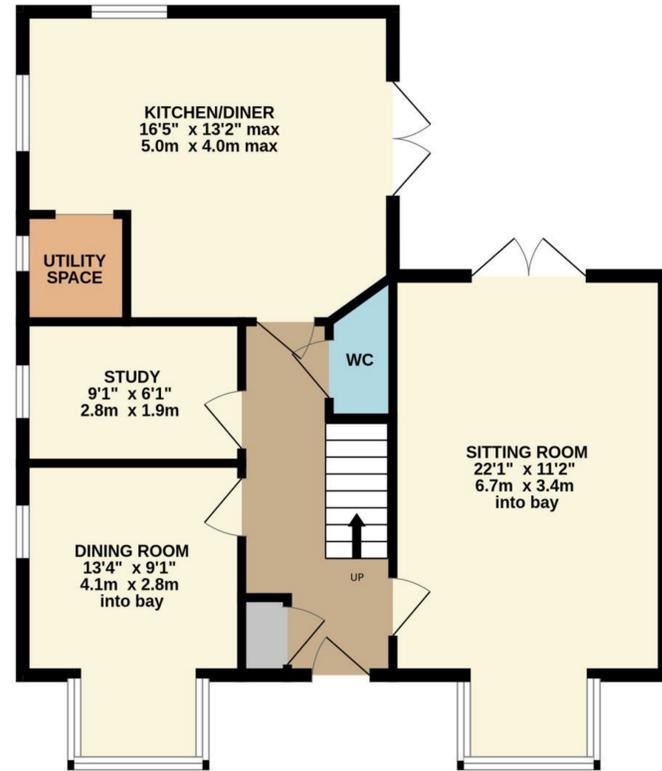
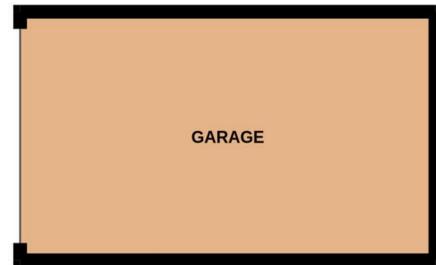
Maintenance Charge approx. £321 per annum.

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 : 1558 sq.ft. (144.7 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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