



Smiths
your property experts

Ringlet Drive

East Leake

- Superb detached modern family home built in 2019
- Situated at the end of a cul-de-sac with a green aspect to the front
- Private side-by-side driveway and an integrated garage
- Five bedrooms, including four double rooms, and two bathrooms
- Contemporary kitchen/diner with patio doors and a utility room
- Lovely rear gardens landscaped for ease of maintenance
- Walking distance to a new academy primary school
- Sought-after village with excellent amenities and bus routes

General Description

Smiths Property Experts are delighted to introduce to the market this superb five-bedroom detached modern family home with a private side-by-side driveway, an integrated garage, and landscaped rear gardens.

The property benefits from a lovely location, situated at the end of a cul-de-sac on a private shared driveway with a green aspect to the front. Built in 2019, the property is being sold with the remainder of its NHBC warranty.

The village centre is within walking distance, offering a sought-after array of amenities, including public houses, independent shops, and eateries. Additionally, the property is close to a new academy primary school.





The Property

The property has a floor area measuring approximately 1,383 square feet, including the integrated garage. The living space is light, well-presented, and modern with a well-thought-out internal layout, ideal for modern family life. The accommodation comprises an entrance hall, a sitting room, and a contemporary kitchen/diner with French doors leading out onto the rear gardens. There is a useful utility room, a downstairs cloakroom/WC, and from the hallway, a door leading to the integrated garage.

Upstairs, you will find five bedrooms, including four double rooms, and a family bathroom. The fifth bedroom lends itself well to either a single bedroom, home office, hobby room, or dressing room. The generous principal bedroom benefits from an en-suite shower room.

The Outside

To the front of the property is a private driveway providing off-road parking for two vehicles side by side and access to an integrated single garage. There are mature front gardens adding further privacy, an electric car charging point, and a pathway to the left-hand side of the property with gated access to the rear gardens. The rear gardens are beautifully landscaped for ease of maintenance with several seating areas and raised beds. The rear garden also benefits from a good degree of privacy.





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, homeware shop, 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.

Maintenance charge approx. £300 per annum.

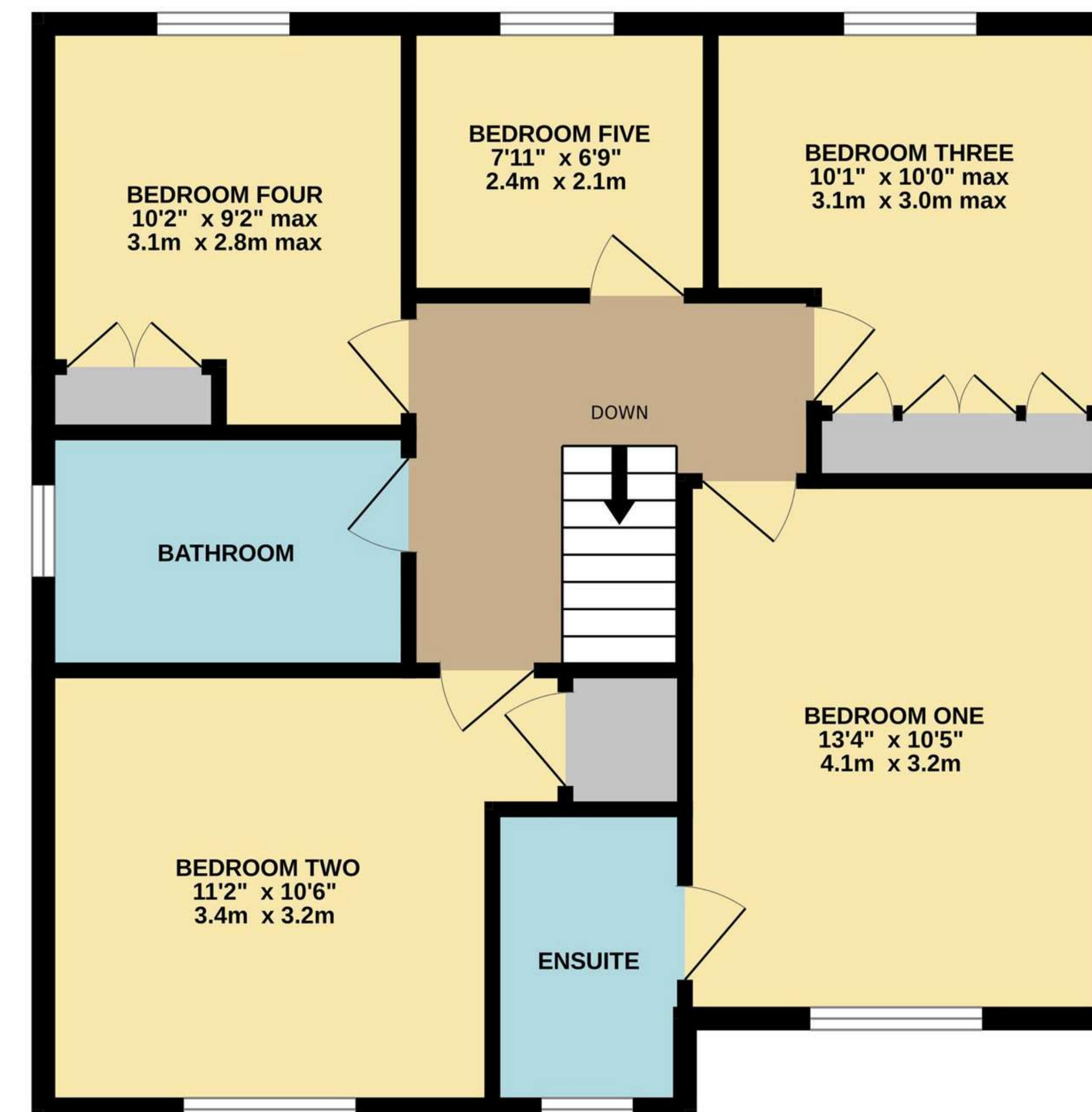
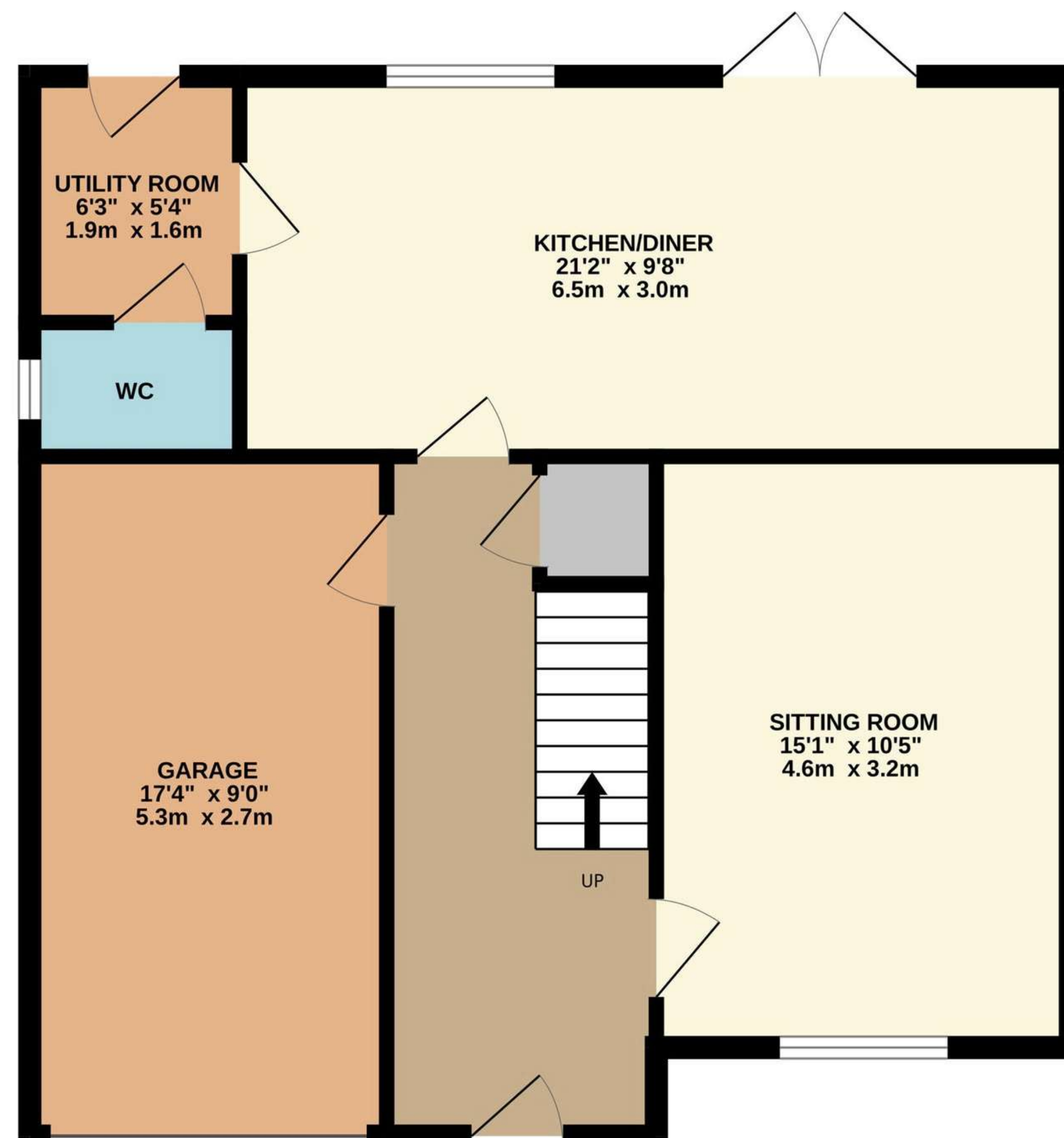
Tenure: Freehold. Council Tax Band: E.

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 : 1383 sq.ft. (128.5 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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