



Smiths
your property experts

Dragonfly Close

East Leake

- No upward chain
- Immaculate and modern detached family home
- Built by Charles Church in 2021
- Open-plan kitchen/diner and two reception rooms
- Four good-sized bedrooms and two bathrooms
- Private driveway and a detached single garage
- Lovely, landscaped and mature gardens to the rear
- Peaceful cul-de-sac setting in this popular village

General Description

Smiths Property Experts offer to the market, with no upward chain, this immaculate and modern detached family home built by Charles Church in 2021. The accommodation comprises four double bedrooms, two bathrooms, two reception rooms, and an open-plan kitchen/diner.

The property is situated in the sought-after village of East Leake and benefits from beautiful landscaped rear gardens, a private driveway, and a detached garage. The current owners have lovingly maintained the property, which is in superb 'turnkey' condition and sold with the remainder of its original 10-year NHBC warranty.





The Property

This immaculate modern home boasts light-filled, bright accommodation, featuring three reception rooms, including a spacious sitting room, a study/playroom, and an open-plan kitchen/diner, all accessible from the central entrance hall. The kitchen is fitted with Quartz worktops and high-quality appliances, including an electric hob, an oven, a fridge/freezer, a dishwasher, and a washer/dryer. There are two pairs of glazed French doors that provide direct access to the rear garden.

On the first floor, the landing is spacious and leads to four good-sized bedrooms, all capable of fitting double beds, a modern four-piece family bathroom, and a useful airing cupboard. The main bedroom also affords an en-suite shower room, and there are fitted wardrobes in the second bedroom.

The Outside

The property is situated in a peaceful cul-de-sac setting, with landscaped gardens with mature borders to the front and left-hand side. Occupying a corner plot, the property has a private driveway to the rear providing off-road parking for a number of vehicles and access to a detached garage.





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.

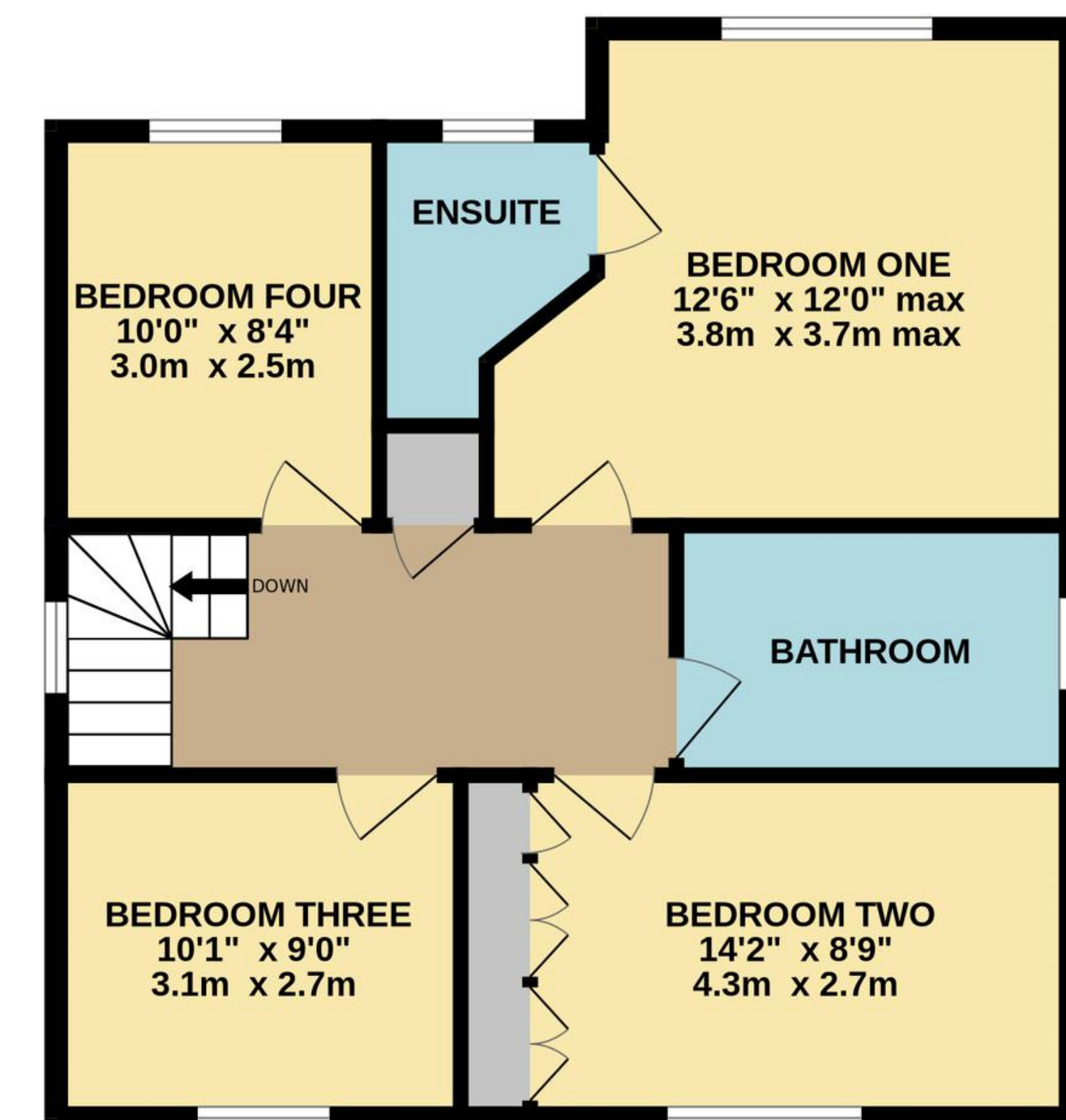
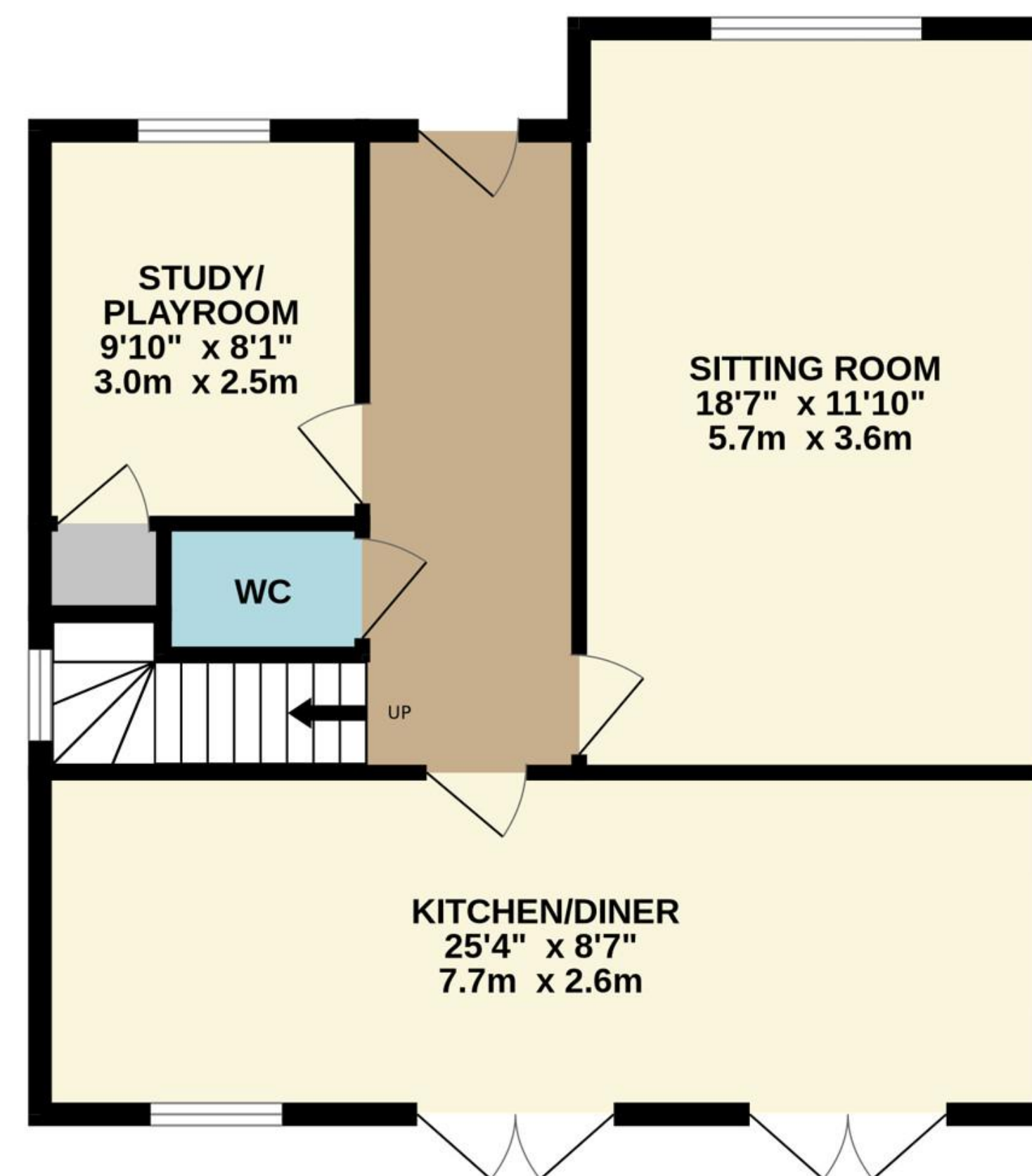
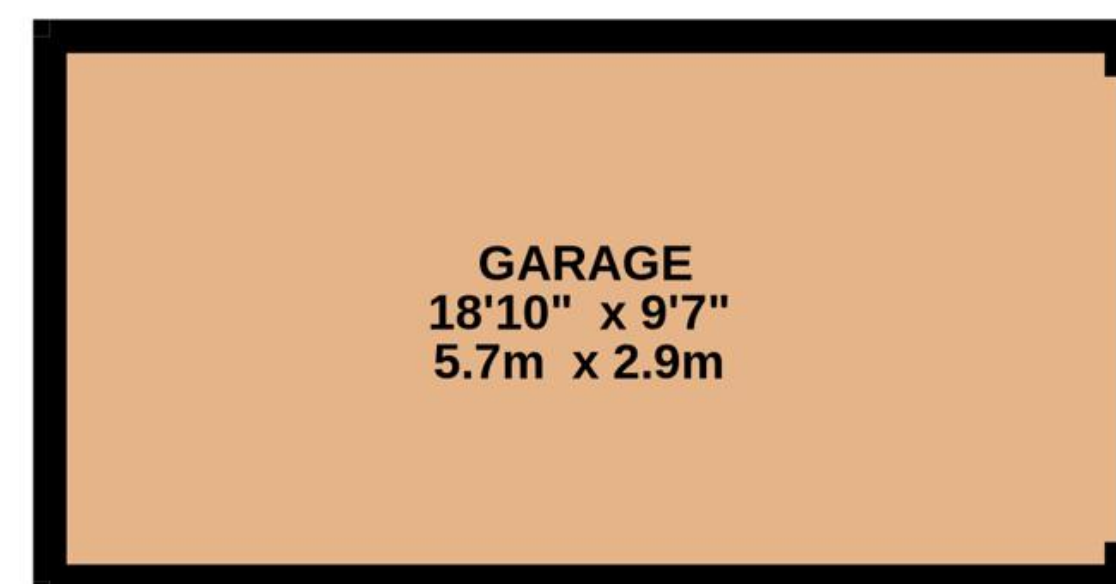
Tenure: Freehold. Council Tax Band: E.

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 : 1487 sq.ft. (138.1 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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