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your property experts

# The Arches

East Leake

- Beautifully remodelled and extended detached home
- Presented in 'turnkey' condition throughout
- Boasting a generous 2,250 square feet approximately
- Beautiful open plan living kitchen and a useful utility room
- Two further generous reception rooms and a study
- Four impressive double bedrooms and two bathrooms
- Double-width driveway and a double garage/games room
- Pretty landscaped gardens and an insulated garden room

## General Description

Smiths Property Experts are privileged with instructions to the market this superb and beautifully remodelled detached family home. Situated in a highly regarded residential location adjacent to Meadow Park in the Rushcliffe village of East Leake.

The property was built by Messrs David Wilson Homes and boasts a generous corner plot and excellent proportions throughout. The current owners have lovingly extended and totally remodelled throughout, presenting the eventual purchaser with an opportunity to acquire a truly 'Turnkey' and high specification family home in one of the village's most favoured locations.







## The Property

The property has uPVC double glazing and a combination of gas central heating and underfloor heating throughout. The floor area approximately measures an impressive 2,250 square feet with accommodation laid out over two floors, including the integral double garage/games room.

In brief, expect to find accommodation comprising a porch, a spacious entrance hall, a formal sitting room, a snug that would also make a super dining room, and a study with a vaulted ceiling. The hub of the home is a beautiful open plan living kitchen, fitted with an in-frame shaker-style timeless kitchen with high specification built-in appliances and stone work surfaces. There is also a utility room, a WC, and an integrated double garage which has been upgraded and is currently in use as a games room.

The galleried landing on the first floor leads to four impressive double bedrooms and a four-piece family bathroom. The principal bedroom suite also boasts en-suite facilities, and there is an abundance of storage with an array of good-quality built-in wardrobes and an airing cupboard.

## The Outside

Set behind lawned front gardens on a generous corner plot, there is a pathway leading to the front door and a double-width driveway providing access to an integral double garage, equipped with power, lighting, and an electrically operable 'up and over' door.

To the rear of the property is a beautifully landscaped lawned garden with an extended seating terrace to the immediate rear of the main house. The borders are stocked and mature, and there is outside lighting and power. To the right-hand corner of the gardens is an insulated garden room that would make an ideal office, gym or garden room.







## 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: D.

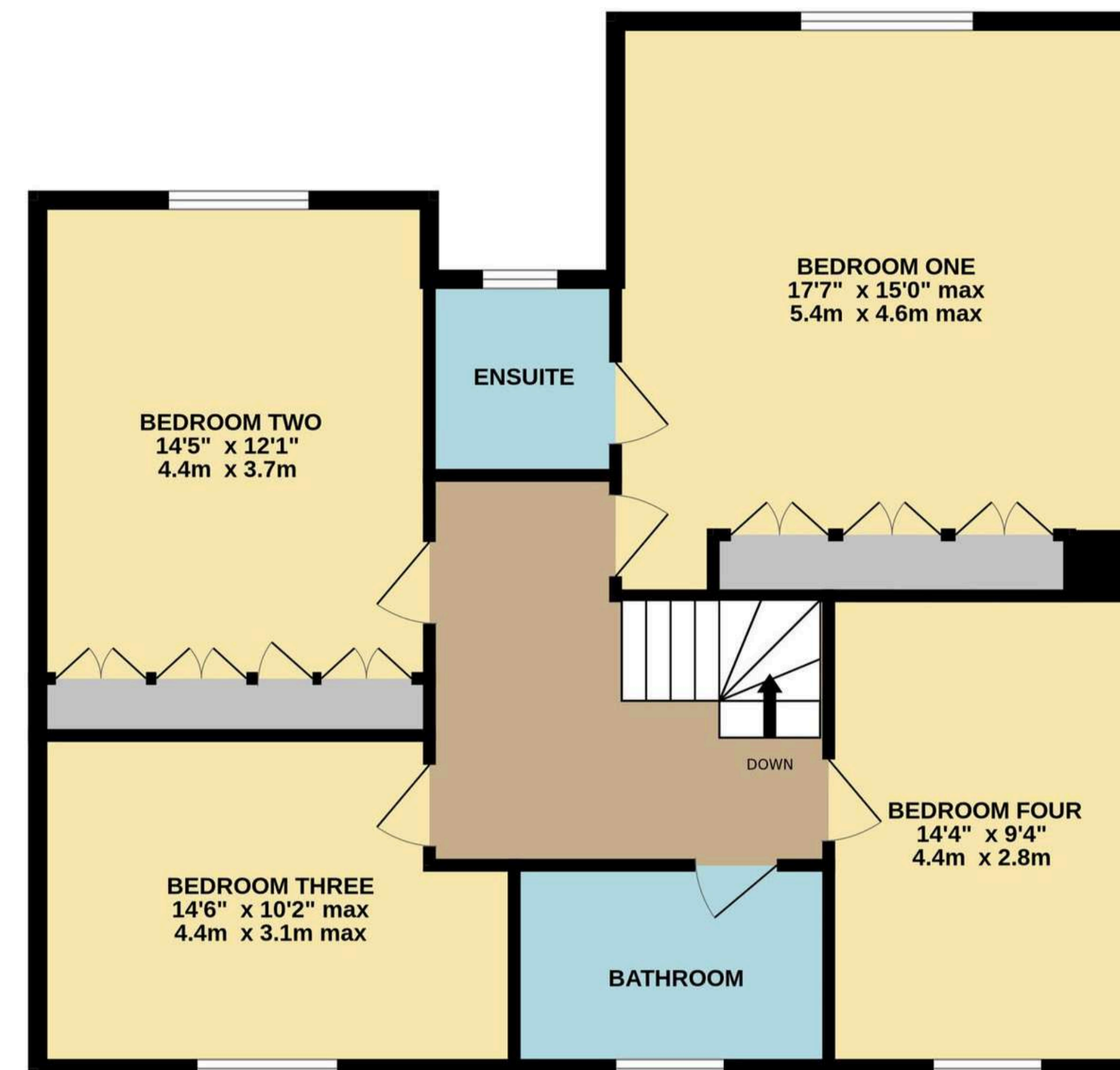
Tenure: Freehold. Council Tax Band: F.

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 : 2247 sq.ft. (208.7 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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