



**Smiths**  
your property experts

# De Ferrers Close

## East Leake

- Spacious and well-presented property
- Situated in a cul-de-sac in the heart of East Leake
- Within a stone's throw of village amenities and Meadow Park
- Three good-sized bedrooms and two bathrooms
- Fully fitted kitchen and two impressive reception rooms
- Corner plot with west-facing rear gardens
- Wide private driveway ideal for parking a caravan or similar
- Useful integrated workshop/store

### General Description

Smiths Property Experts offer to the market this spacious and well-presented three-bedroom home situated a stone's throw from shops and amenities in the heart of East Leake. The property features generous west-facing gardens that back onto a babbling brook, and there is an excellent, wide private driveway ideal for parking a caravan or similar.





## The Property

During their ownership, the seller has significantly upgraded the property, including a replacement roof covering and modern uPVC windows. Presented in good condition internally, the accommodation is laid across two floors and extends to approximately 1,250 square feet.

The entrance hall has stairs rising to the first floor and a cupboard underneath. There is an impressive extended living/dining room with direct garden access to the rear, a further reception room ideal as a study or playroom, a fully fitted kitchen, and a useful downstairs bathroom. Upstairs are three bedrooms, including two large double-sized rooms, and a family bathroom.

## The Outside

Set back from this peaceful cul-de-sac location, the house boasts a large private driveway with off-road parking for several vehicles. The property sits on a corner plot, with west-facing rear gardens that afford a private and sunny view with a babbling brook to the rear. There is a patio terrace across the rear of the main house, and central lawns with green borders. A useful workshop/store is accessed from the driveway and forms part of the main house.





## The Location

Nestled in a quiet cul-de-sac in the heart of the village, the property is within a short walk of Meadow Park. The village offers a wide range of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There is also a bakery, a greengrocer, 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: D.

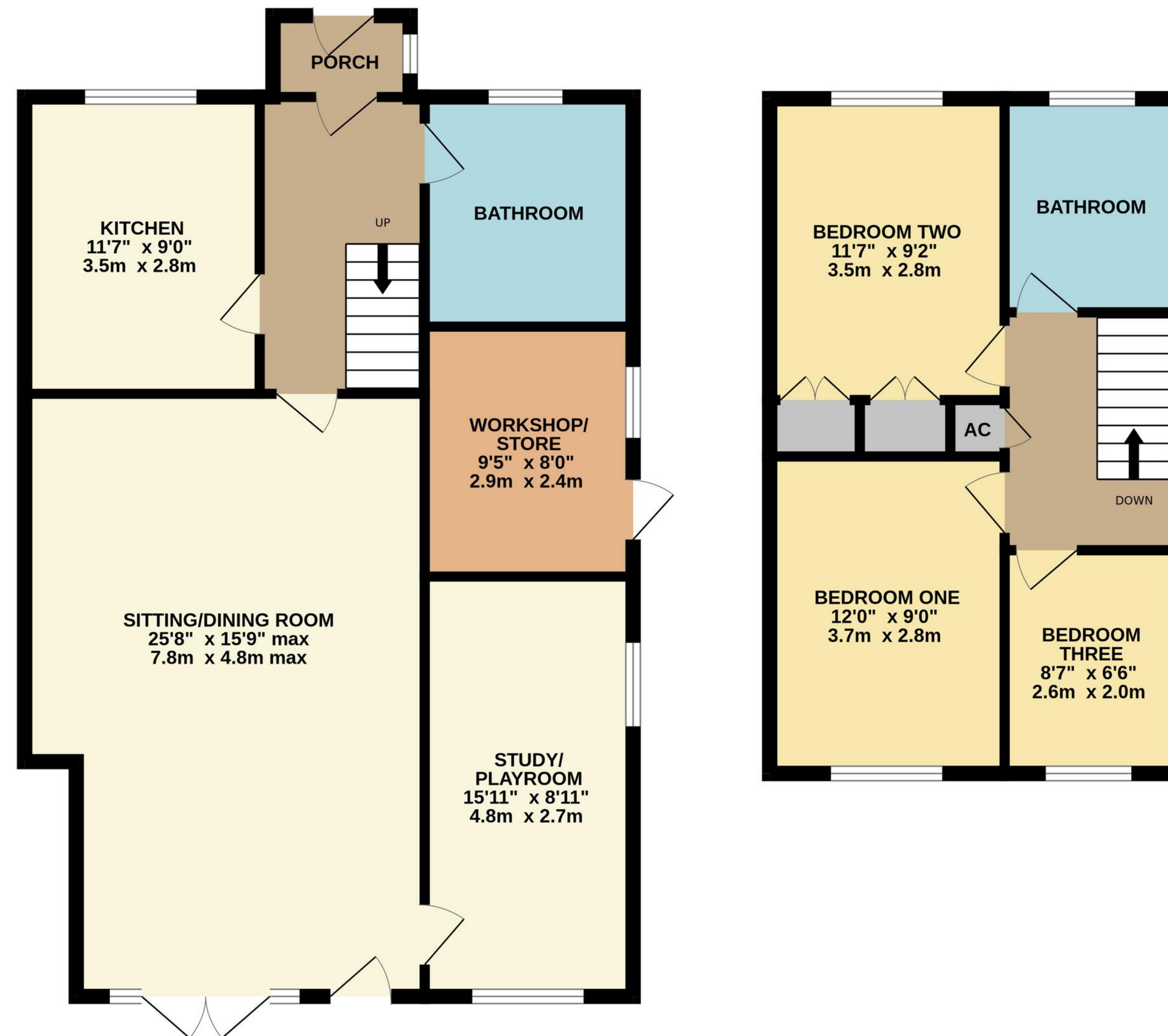
Tenure: Freehold. Council Tax Band: C.

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 : 1223 sq.ft. (113.6 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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