



Smiths
your property experts

Skipper Close

East Leake

- Modern end-of-terrace village home
- Open outlook onto green space to the front
- Light, modern, and well-designed living space
- Three bedrooms and two bathrooms
- South-west-facing lawned rear gardens
- Off-road parking for two vehicles
- Improved to provide excellent storage
- Built in 2018 and sold with the remaining warranty

General Description

Smiths Property Experts offer to the market this modern three-bedroom end-of-terrace property built in 2018. The property is being sold with the remainder of its NHBC warranty and benefits from off-road parking for two vehicles, a south-west-facing rear garden, and an outlook onto a green space.

The property is ideally situated at the end of a no-through road on a private shared driveway towards the front of the development. The village centre is within walking distance and offers 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 living space is light and modern with a well-thought-out internal layout. The entrance hall leads to the sitting room, which in turn has a door into the kitchen/diner with French doors opening onto the rear gardens. There is also a downstairs WC and a useful understairs cupboard.

Upstairs, you will find three bedrooms and a family bathroom. The main bedroom benefits from an en-suite shower room. The property also provides excellent storage, including fitted wardrobes in bedroom three, and a loft space with a light.

The Outside

To the front of the property is off-road parking for two vehicles. There is gated access to the right-hand side of the property leading to the rear garden.

The rear garden is mainly laid to lawn, with a raised patio at the bottom, low-maintenance sleeper borders, and a substantial shed.





The Location

The village has an active local community and boasts excellent schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery 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. East Midlands Airport is just six miles away.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: C.

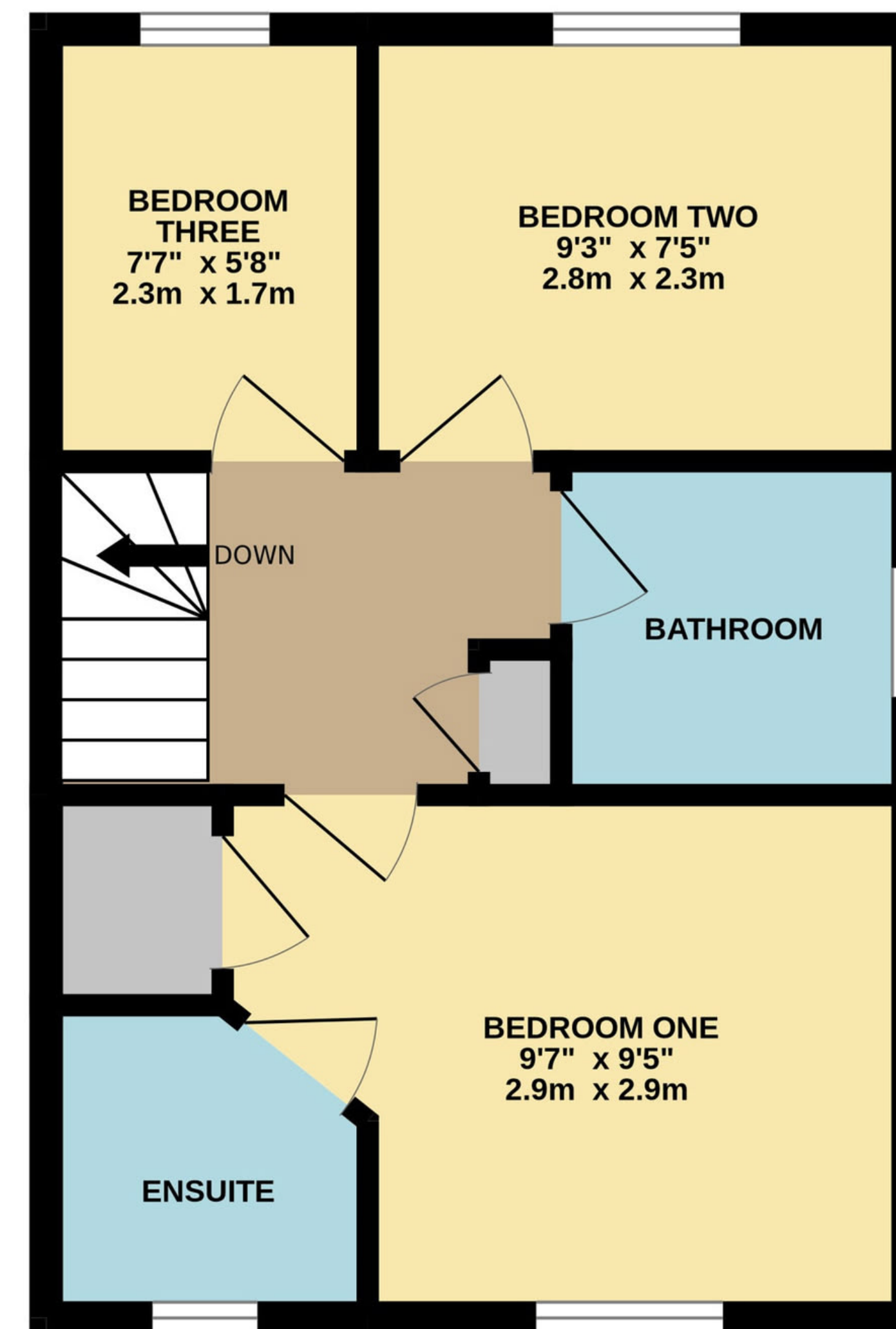
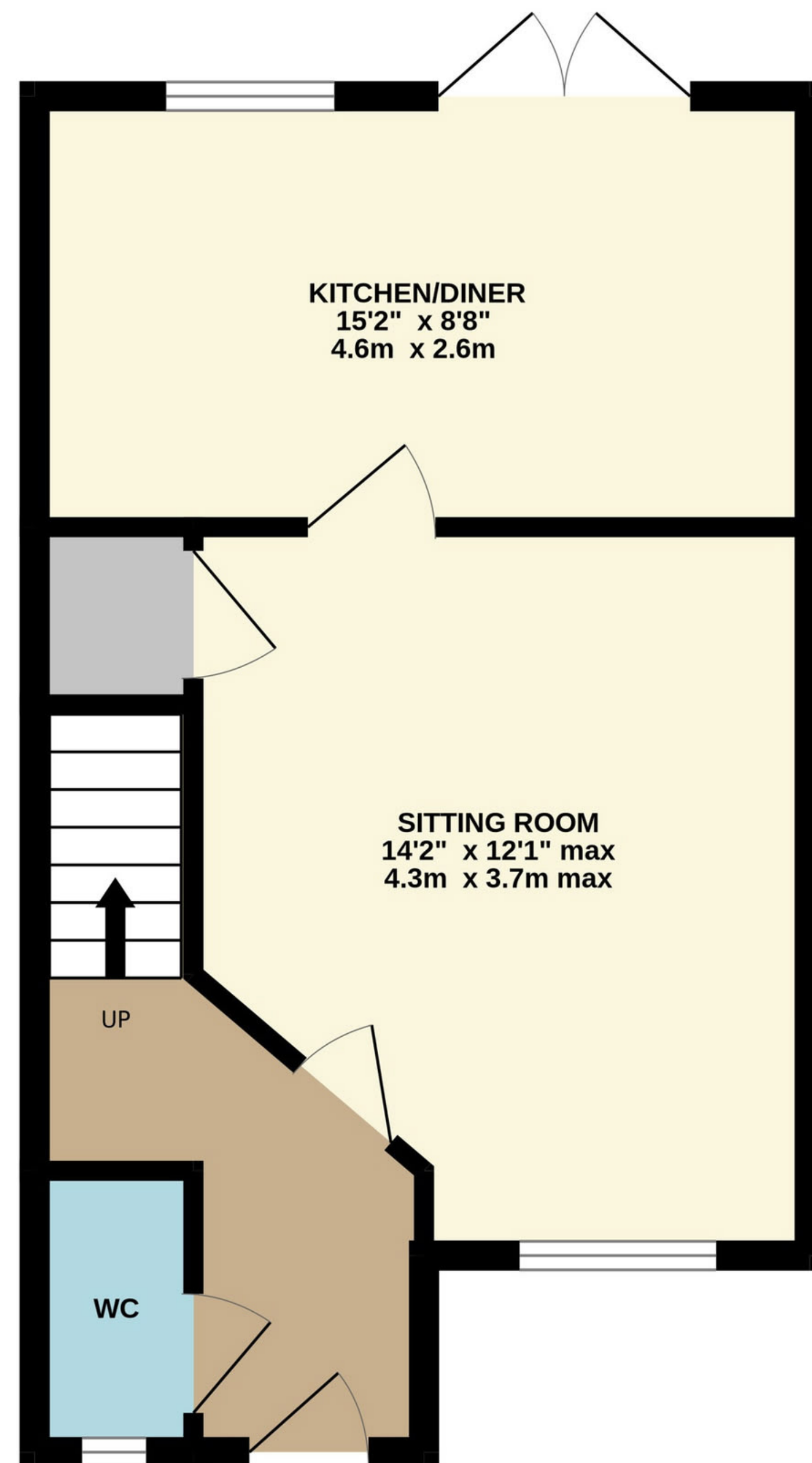
Maintenance charge approx: £330 per annum.

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 : 716 sq.ft. (66.6 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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