



Smiths  
your property experts

# Meeting House Close

East Leake

- Impressive and spacious detached family home
- Built by Redrow Homes as part of the 'Heritage Collection'
- Open-plan 'living' kitchen with a separate utility room
- Spacious sitting room and a downstairs WC
- Four generous double bedrooms and two bathrooms
- Private driveway and an integrated double garage
- Landscaped rear gardens and a covered timber pergola
- Situated in a sought-after 'non-estate' location

## General Description

Smiths Property Experts are favoured with the instruction to offer to the market this impressive four-bedroom detached family home built in 2015 by the highly regarded Redrow Homes as one of their 'Heritage Collection' properties.

The location is excellent, both within easy reach of the village centre and enjoying views of open countryside to the rear. This is an excellent opportunity to purchase a modern, well-designed family home in a sought-after 'non-estate' location.







## The Property

This lovely family home boasts a wealth of well-laid-out contemporary living space with a floor area extending to approximately 1,775 square feet, including the integral double garage.

In brief, the accommodation comprises an entrance hall, WC, generous sitting room, breathtaking open-plan 'living' kitchen set out across the back of the house with direct garden access to a flat and private rear garden, and a utility room. The integral double garage has great conversion potential, should the eventual purchaser decide to do so, with a plethora of potential uses.

Upstairs from the central landing are four generous double bedrooms and the family bathroom. The principal suite benefits from separate en-suite facilities and a bank of built-in wardrobes.

## The Outside

The property is set back from the cul-de-sac behind a double-width driveway and lawned front gardens with a mature hedgerow. The aspect is green and protected to the front. The driveway offers generous private parking, and to the rear, the property has landscaped gardens with a fully private aspect behind.

There are secure boundary fences, with mature central lawns and a patio terrace to the immediate rear of the main house, accessed from the sitting room. A covered timber pergola offers a pretty and shaded spot, and there are three young evergreen shrubs to the right-hand side installed by the sellers.







## The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are numerous amenities available, including a bakery, greengrocer, 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: C.

Tenure: Freehold. Council Tax Band: F.

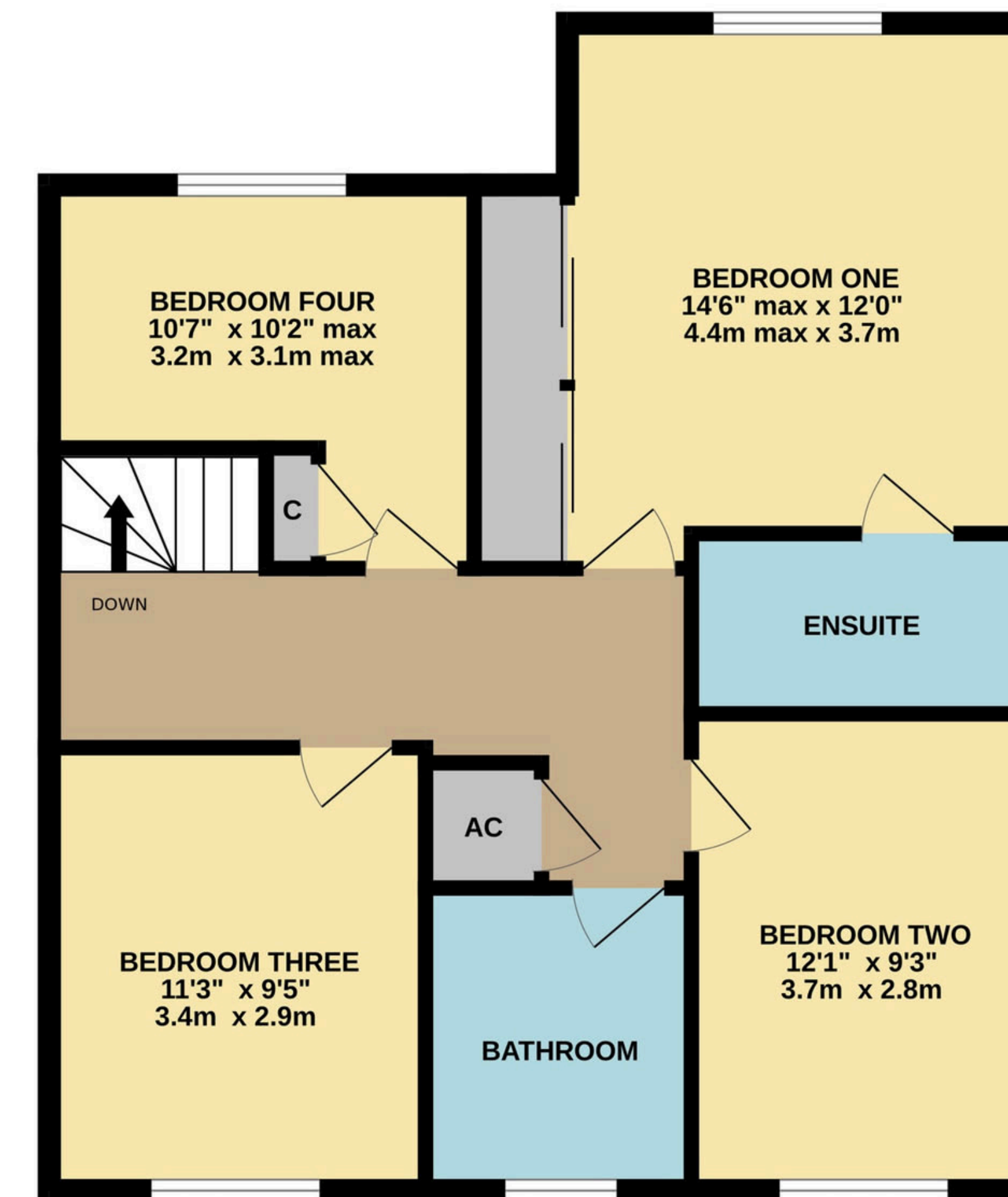
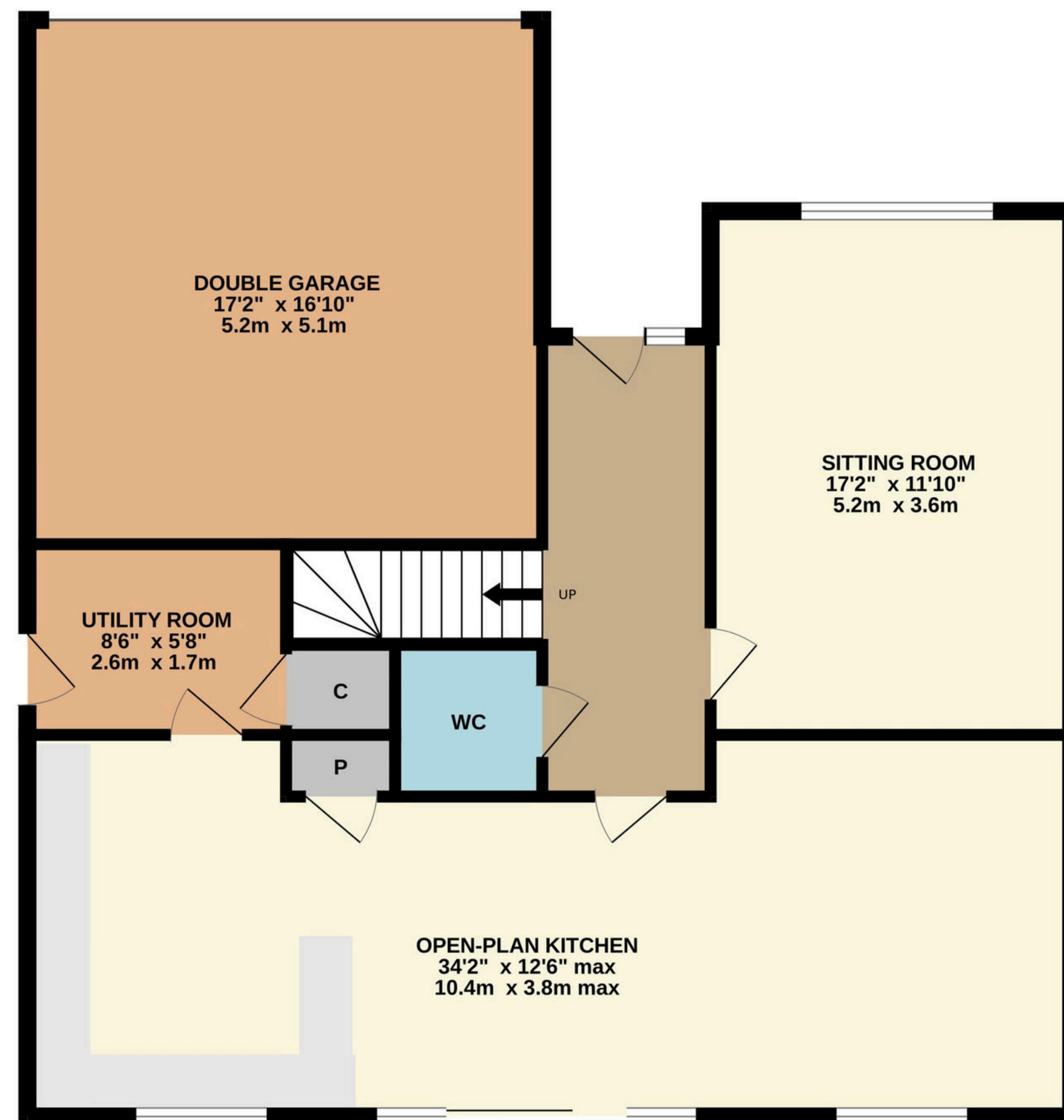
Maintenance charge approx: £200 per annum.

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 : 1785 sq.ft. (165.8 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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