



Smiths  
your property experts

# Potters Lane

## East Leake

- Superb, detached family home
- Impressive plot extending to 1,173 square feet
- Situated on the sought-after Potters Lane
- Smart light-filled kitchen with direct garden access
- Spacious sitting room and a separate dining room
- Three double bedrooms and an updated family bathroom
- Generous tarmac laid driveway and a tandem garage
- Private south-facing gardens and a useful timber shed

## General Description

Smiths Property Experts offer to the market this superb, detached family home on the sought-after Potters Lane, a short walk from the village centre in East Leake.

The property has been very well maintained by the current owners, who have invested in improvements throughout their ownership. In total, there is an impressive 1,173 square feet of gross floor area laid over two floors and including the attached garage.

Boasting three impressive double bedrooms, a private south-facing garden with a private aspect to the rear, and a generous frontage with off-road parking for several vehicles side by side.





## The Property

The accommodation is uPVC double-glazed and gas centrally heated throughout. A large and extended entrance hall leads to two reception rooms, both with fireplaces, namely the dining room to the front and the sitting room with direct garden access and a wood-burning stove to the rear. There is also a smart kitchen with direct garden access and potential to 'knock through' to the sitting room to create a family kitchen should the eventual purchaser wish.

Upstairs, accessed from a light-filled landing, are three double bedrooms, a spacious airing cupboard, a useful WC and a beautifully updated four-piece family bathroom.

## The Outside

The property occupies a generous and mature plot with a tarmac-laid private driveway to the front offering off-road parking for a number of vehicles side by side. Attached to the right-hand side is a tandem-length garage/workshop with power, lighting, and a newly replaced electrically operated roller door to the front.

The rear gardens are a particular feature of this mature home. South-facing with a high degree of privacy, there are generous flat lawns bordered by established beds. Filled with shrubbery and trees, and a sun-filled entertaining deck with raised borders. There is also a secure timber shed and space for a greenhouse.





## The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities, including a bakery, greengrocers, a florist, and several eateries. There are beautiful countryside walks on your doorstep, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is just 6 miles away. The property is within easy reach of great schooling choices and Manor Farm nursery and farm park.

## Property Information

EPC Rating: C.

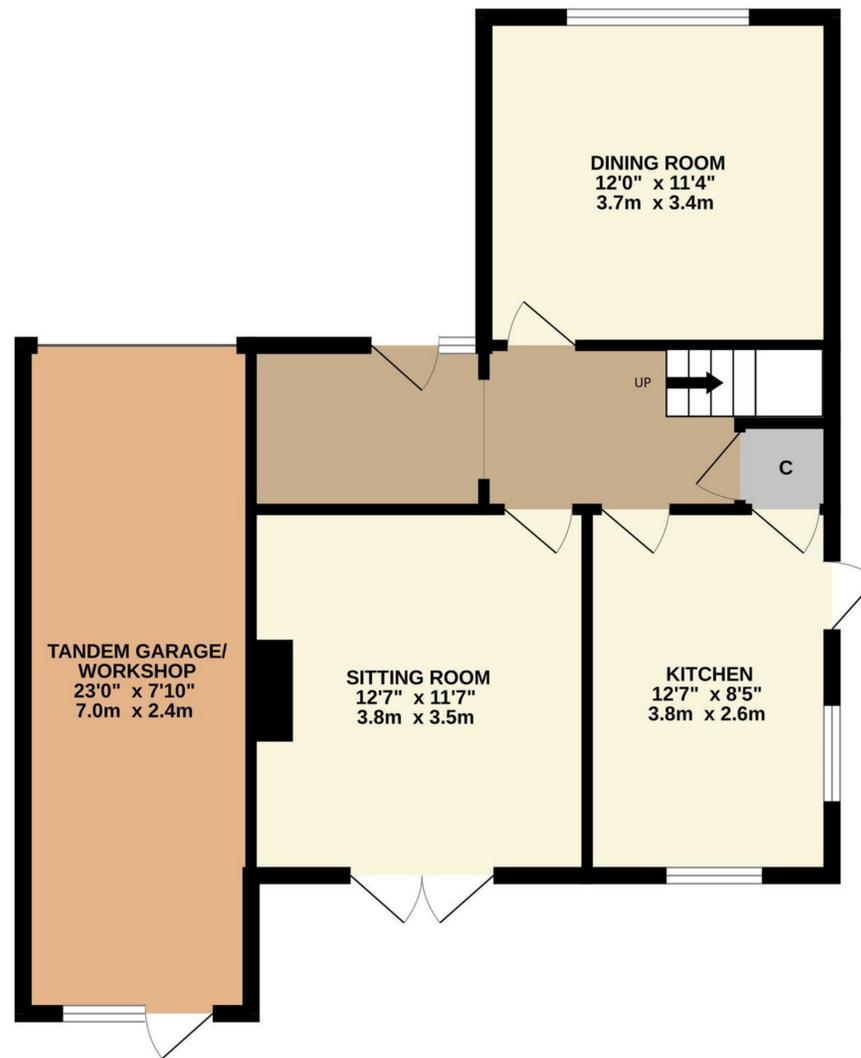
Council Tax Band: D.

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 : 1186 sq.ft. (110.2 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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