



Smiths  
your property experts

# Thistle Bank

East Leake

- Extended and substantially upgraded family home
- Located in a cul-de-sac within easy reach of Meadow Park
- Flexible living space presented in excellent condition
- Contemporary kitchen/diner leading to a conservatory
- Three good-sized double bedrooms and a refitted bathroom
- Separate first-floor home office or nursery
- Off-road parking for two vehicles and a useful garage/store
- Lovely lawned rear gardens with two seating terraces

## General Description

Smiths Property Experts offer to the market this extended and substantially upgraded three/four-bedroom semi-detached home in a peaceful cul-de-sac setting within easy reach of Meadow Park and the village centre.

The property was built by Bloor Homes and has been substantially upgraded, including a refitted contemporary kitchen and a modern bathroom suite. This property is an excellent example of a modern family home in this sought-after village.





## The Property

The property features uPVC double glazing and gas central heating throughout. The living space is both flexible and generous. The property is presented in excellent condition, and we believe represents great value for money.

Entered via a light entrance hall with a WC, expect to find accommodation comprising a generous sitting room, an upgraded kitchen/diner with direct garden access to the rear, and a useful conservatory that could easily be utilised to create a 'living kitchen' with an insulated roof and removal of the internal doors.

Upstairs are three good-sized double bedrooms, one with a separate dressing area, and a refitted family bathroom. There is also a further room that would make an excellent home office, nursery, or dressing room.

## The Outside

Located in a peaceful cul-de-sac, this property has off-road parking to the front for two vehicles. There is a large garage store that runs front to back, providing excellent potential workshop/storage space.

The gardens to the rear of the property are a particular feature, mainly laid to lawn with two seating terraces, one to the immediate rear of the house and one raised at the bottom of the garden that benefits from the afternoon sun.





## The Location

The village has a strong sense of community and boasts excellent local schooling. The amenities include a bakery, a greengrocer, a florist, as well as several coffee shops, pubs, and eateries. There are beautiful countryside walks nearby, and access to Loughborough and Nottingham is easy via car or regular bus services. East Midlands Airport is just 6 miles away.

## Property Information

EPC Rating: C.

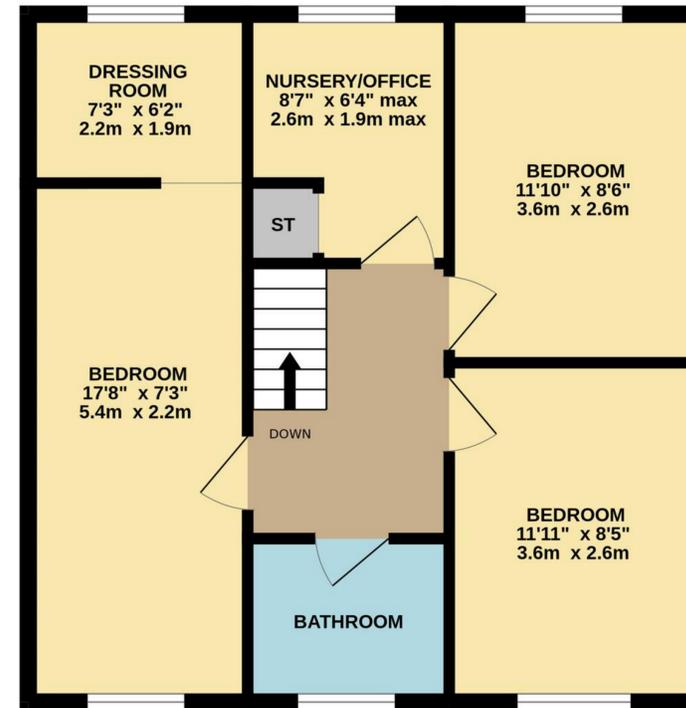
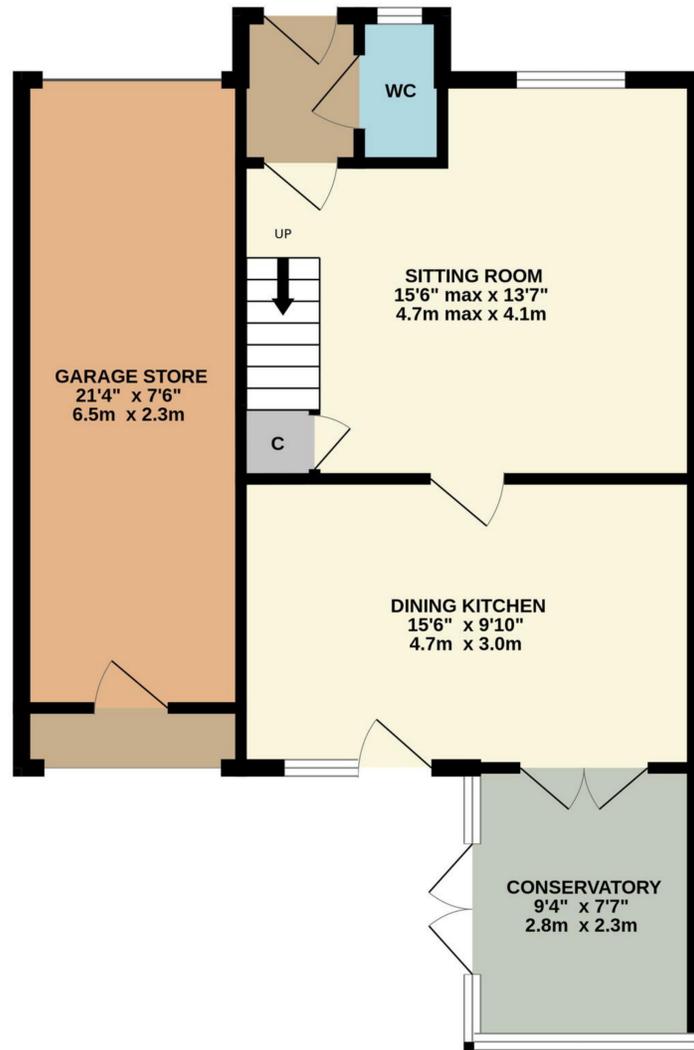
Tenure: Freehold. Council Tax Band: C.

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 : 1158 sq.ft. (107.6 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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