Smiths

your property experts

Leivers Close

East Leake

- Beautifully presented detached family home
- Set in a quiet and peaceful non-estate location
- Generous high-quality kitchen/breakfast room
- Light-filled sitting room and a dining room
- Spacious conservatory with direct garden access
- Four/five bedrooms and two bathrooms
- Private driveway and a useful carport
- Fully landscaped gardens and two useful sheds

General Description

Smiths Property Experts offer to the market a beautifully presented detached family home. Set on the sought-after Leivers Close in the village of East Leake. The property is, in our opinion, an excellent family home set in a 'non-estate' location. The close is quiet, set back from Main Street, but within walking distance to the village centre and its amenities.

The property affords three reception spaces including a large high-quality kitchen/breakfast room, four/five bedrooms, two bathrooms, and private landscaped rear gardens.

The Property

The property is presented in excellent condition throughout and has been owned by the current seller from new. Upgraded and extended to an excellent and high-quality specification throughout. This lovely mature home affords gas central heating and uPVC double glazing throughout with a gross floor area of approximately 1,572 square feet. The accommodation is laid across three floors and comprises, in brief, an entrance hall with an upgraded oak staircase, a downstairs WC, a formal sitting/dining room, an immaculate shaker-style kitchen/breakfast room complete with granite work surfaces and integrated appliances, and a delightful conservatory that leads out to the rear gardens.

To the first floor are four double bedrooms and the family bathroom. The main bedroom has fitted wardrobes and a beautifully upgraded en-suite shower room. To the second floor is a useful fifth bedroom/study.

The Outside

Outside, the property is set back from the road, behind landscaped gardens and a private driveway with off-road parking. Part of the driveway is covered by a useful carport. The property has the benefit of views across the green canopy on nearby Station Road to the rear.

The gardens are fully landscaped with a central lawn, raised and well-stocked beds and borders. There is a pretty pond, and two useful sheds ideal for storage/small workshop space. To the rear of the gardens is an established holly bush, and there is a delightful patio area.

The Location

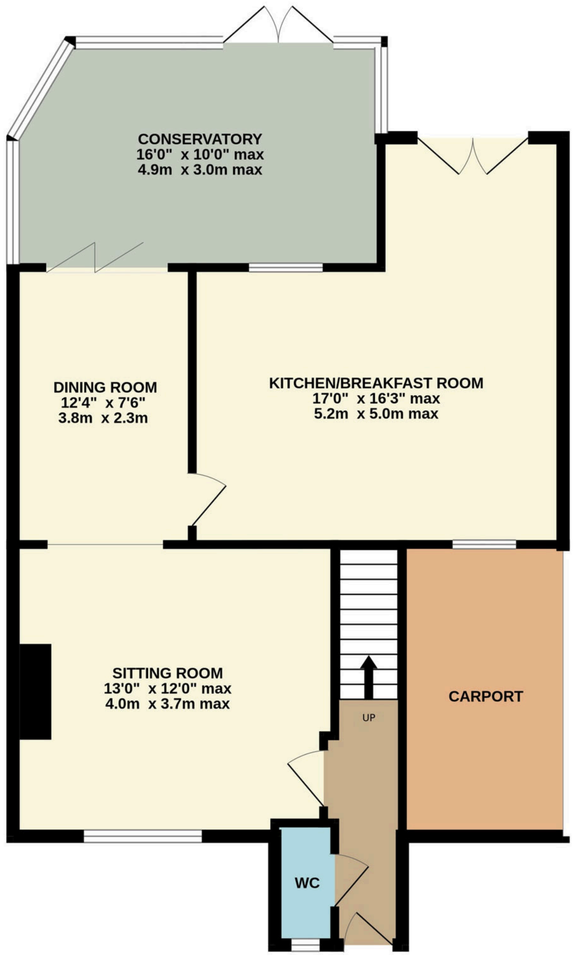
The village has an active local community and boasts excellent schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service. East Midlands Airport is just six miles away.

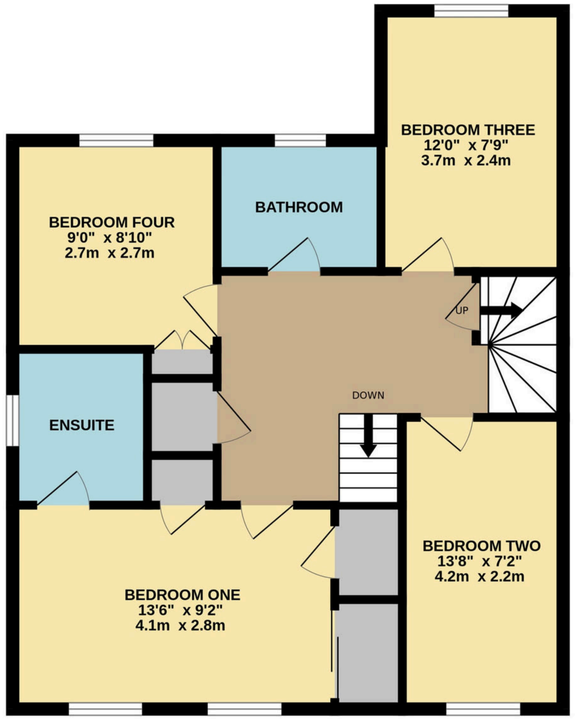
Property Information

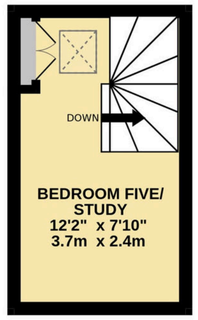
EPC Rating: C.
Tenure: Freehold. Council Tax Band: D.
Local Authority: Rushcliffe Borough Council.

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 : 1616 sq.ft. (150.2 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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