

Smiths

your property experts

Sand Martin Close

East Leake

- Bright and spacious detached family home
- Built by Barratt Homes in 2017
- Four good-sized bedrooms and two bathrooms
- Open-plan kitchen, living, and dining area with a utility room
- Spacious bay-fronted sitting room and a study
- Immaculate, light, and airy interiors
- Driveway and a garage with a personnel door
- Private setting nestled at the end of a cul-de-sac



General Description

Smiths Property Experts are delighted to introduce to the market this bright, spacious, and beautifully presented detached family home in the sought-after village of East Leake. The property benefits from a driveway, garage, and landscaped gardens.

The property was built by Barratt Homes in 2017 and has been meticulously maintained by the current owner since new, benefiting from the remainder of the NHBC warranty. Situated at the end of a cul-de-sac, the property enjoys a private setting in this attractive and well-positioned development.

The well-designed floor area features four good-sized bedrooms, two bathrooms, a light-filled bay-fronted sitting room, a study, and an open-plan kitchen, living, and dining area, as well as a separate utility room.











The Property

The generous floor area measures approximately 1,311 square feet (excluding the garage). The property is presented in immaculate condition with light and airy interiors.

The accommodation comprises an entrance hall with a useful cupboard, a study, a beautiful bay-fronted sitting room, and an open-plan kitchen, living, and dining area that runs the width of the property, featuring a glazed bay with French doors leading out to the rear garden. The kitchen is contemporary, with integrated appliances that include an oven, gas hob, fridge, freezer, and dishwasher. There is a useful understairs cupboard and a separate utility room with a door to the side of the property. There is also a separate downstairs w.c.

Upstairs, you will find four generous bedrooms, all capable of accommodating a double bed, and a contemporary family bathroom with a shower over the bath. The main bedroom benefits from en-suite facilities with a double shower cubicle. There is also a good-sized airing cupboard on the spacious landing.

The Outside

The property is nestled at the end of a cul-de-sac with a landscaped frontage and a pathway leading to the front door, as well as to a personnel door to the garage. The driveway provides off-road parking for two vehicles and leads in turn to the garage. There is access to the rear garden via the side of the property, which is mainly laid to lawn and features a generous seating terrace. There is a substantial shed with power.


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The Location

The property is conveniently situated within walking distance of primary and secondary schooling. The village is home to a thriving community and boasts numerous amenities, 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: B.
Tenure: Freehold. Council Tax Band: E.
Maintenance Charge approx. £304 per annum.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage, and water. The property benefits from gas central heating.

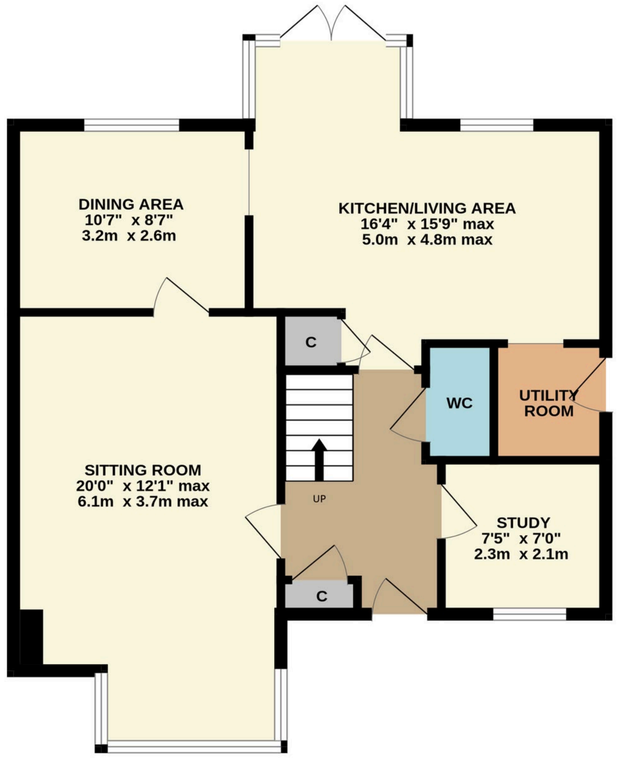
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

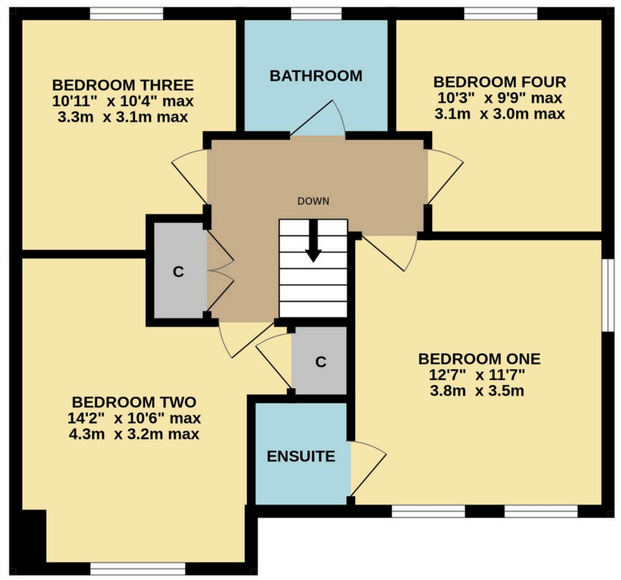
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

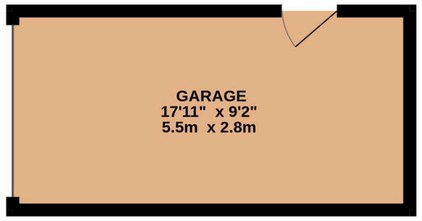
The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

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 : 1475 sq.ft. (137.0 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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