



Smiths
your property experts

Sand Martin Close

East Leake

- Immaculate and modern detached family home
- Built by the well-regarded Barratt Homes in 2017
- Private and secluded cul-de-sac position
- Beautiful kitchen/diner with a separate utility cupboard
- Spacious bay-fronted sitting room and a downstairs WC
- Four good-sized bedrooms and a recently refitted bathroom
- Generous garage, a driveway and a useful EV charger
- Secure low-maintenance rear gardens

General Description

Smiths Property Experts present to the market this immaculate and modern detached family home, built to the popular 'Chesham' design by Barratt Homes in 2017. Located in a cul-de-sac location just a short walk from the centre of the highly regarded Rushcliffe village of East Leake.

Dressed and presented beautifully, the property boasts a newly upgraded family bathroom and a kitchen/diner with direct garden access to the rear. Conveniently situated, the property is also a five-minute walk away from East Leake Academy and Lantern Lane Primary School.





The Property

This property is sold with the remainder of its 10-year NHBC warranty. The house is presented in excellent and upgraded condition, boasting a floor area of approximately 1,110 square feet (excluding the garage). Additionally, there is a generous single garage behind the private driveway.

The entrance hall has a cloak storage cupboard, WC, and stairs rising to the first-floor landing. There are two main living spaces, including a bay-fronted sitting room and the open-plan kitchen/diner with glazed doors providing direct garden access. The kitchen has a range of integrated appliances and a separate utility cupboard.

Upstairs and accessed from the light-filled first-floor landing are four good-sized bedrooms and a recently refitted family bathroom. The main bedroom suite has separate en-suite facilities.

The Outside

The property occupies a private and secluded position in this well-designed development. To the right-hand side is a driveway with off-road parking for two vehicles and a generous garage behind. There is a useful EV charger fitted. To the rear are secure and low-maintenance gardens with a private outlook for this type of property.

The garden boasts various raised beds, and there is a generous Sandstone patio terrace laid to the immediate rear of the main house. Behind the garage is a decked area ideal for evening sun, or space for a workshop/shed should the eventual purchaser wish to install.





The Location

The property is conveniently situated within walking distance of primary and secondary schooling. The village boasts a close-knit community and a wide array of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There are also several independent shops, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: D.

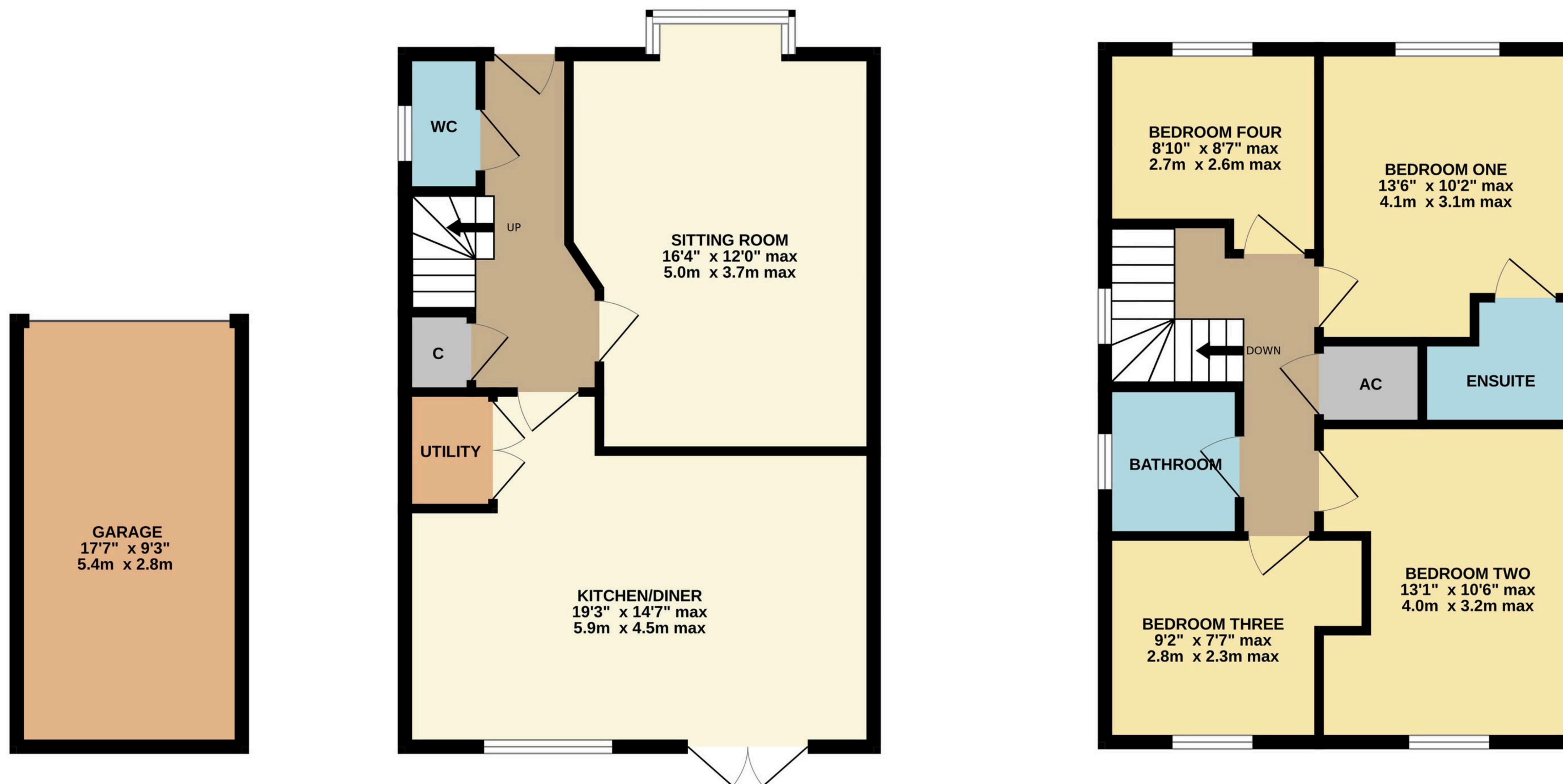
Maintenance charge approx. £300 per annum.

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 : 1268 sq.ft. (117.8 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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