



Smiths  
your property experts

# Thistle Bank

East Leake

- Beautifully presented detached family home
- Sought-after development close to Meadow Park
- Four good-sized bedrooms and two bathrooms
- Shaker-style kitchen/diner and a separate utility room
- Bay-fronted sitting room and a dining room/snug
- Private double-width driveway and an integral garage
- Lawned rear gardens with several seating areas
- Situated within easy reach of the village centre

## General Description

Smiths Property Experts offer to the market this beautifully presented four-bedroom detached family home in the heart of East Leake. The property boasts four good-sized bedrooms, two bathrooms, and a well-curated reception living space, all within a mature plot with a private double-width driveway to the front, and gardens to the rear.

The current owners have completely redecorated the property prior to the sale and have replaced both the kitchen and family bathroom to an excellent standard in recent years. The property is also within easy reach of nearby Meadow Park and the village centre, which offers a full range of local amenities.







## The Property

The property has a spacious floor area of approximately 1,357 square feet, including the integral garage. With double-glazed windows and gas central heating, the living space is laid out over two floors.

Expect to find accommodation comprising, in brief, an entrance hall with a cloak cupboard, a bay fronted sitting room, a dining room with direct garden access to the rear, a contemporary shaker-style refitted kitchen/diner, a utility room, and a WC.

Upstairs from the central landing are four bedrooms (two large doubles), with plentiful built-in storage. The principal bedroom suite also has generous en-suite facilities, and there is a refitted four-piece family bathroom.

## The Outside

The property is set back from the road in this popular central village location. There is a double-width driveway, a covered porch and lawned front gardens.

To the rear, the plot is generous and private for a property of this style. There are central lawns, with a patio terrace to the immediate rear of the house. There is a pretty seating area at the top of the garden, a mature pond, a raised border, and space for a timber shed.







## The Location

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: C.

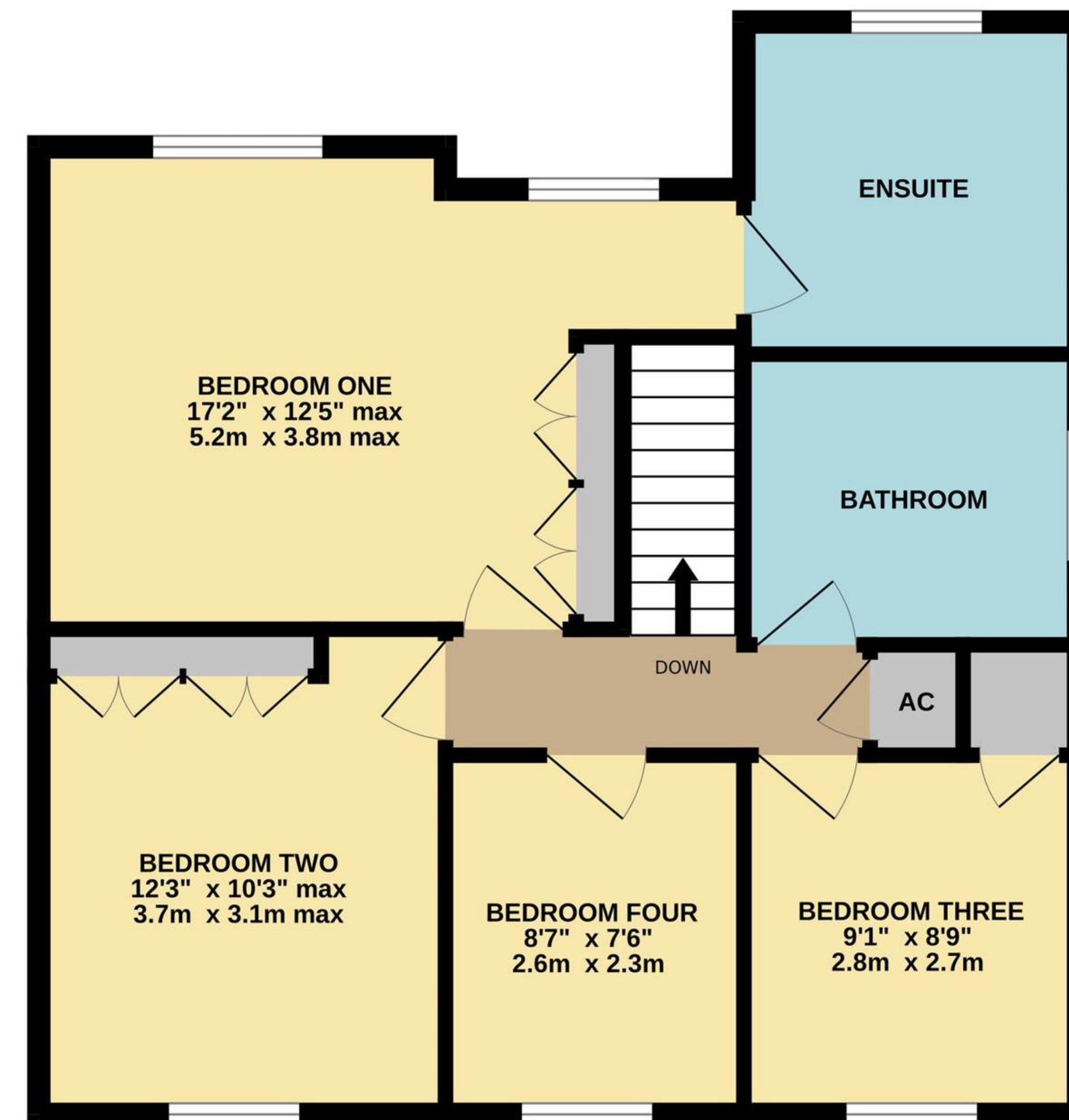
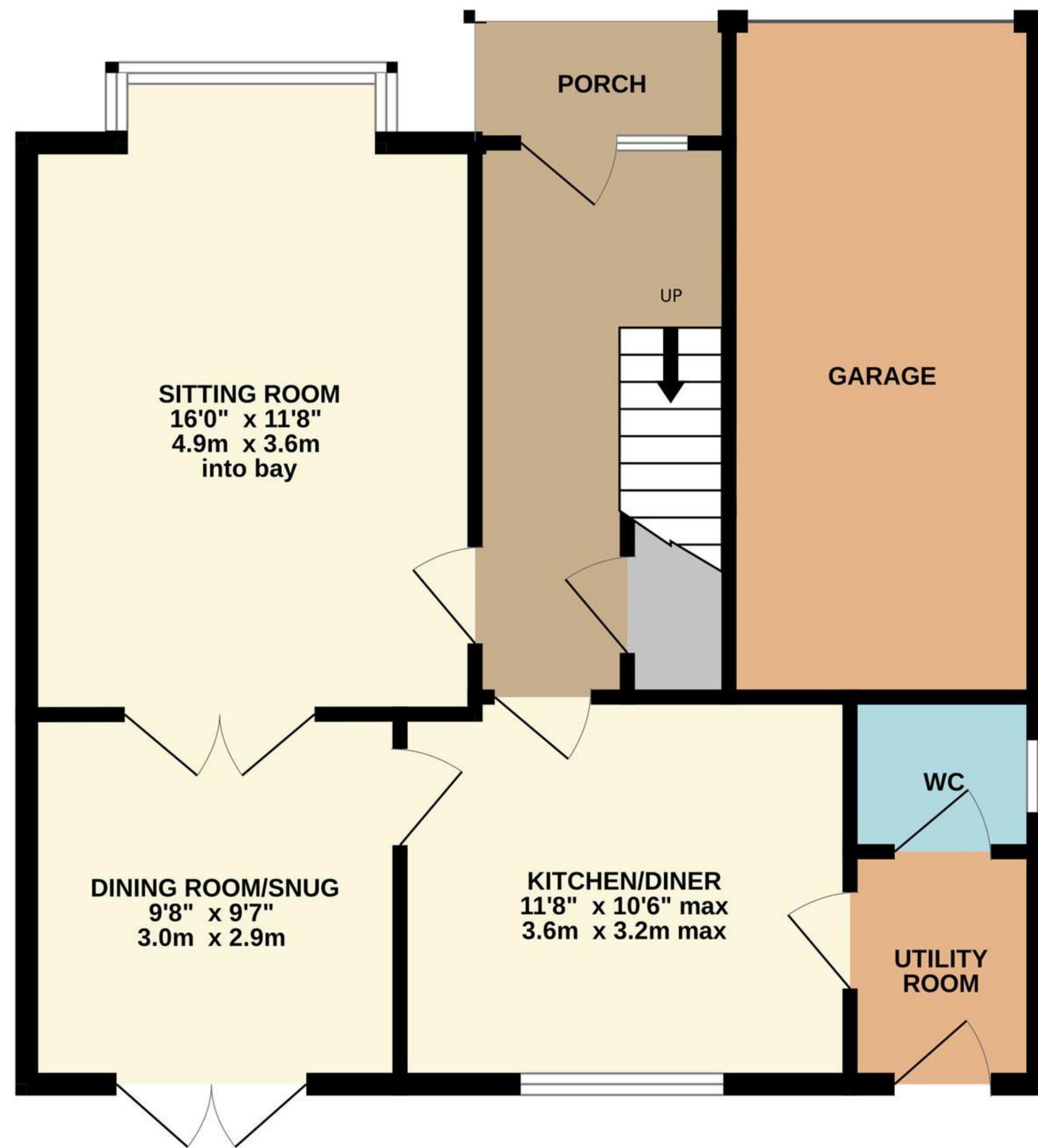
Tenure: Freehold. Council Tax Band: E.

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 : 1357 sq.ft. (126.1 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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