



Smiths
your property experts

Manor Farm Meadow

East Leake

- Lovely, mature detached family home
- Outstanding plot extending to circa $\frac{1}{4}$ of an acre
- Excellent potential to modernise or remodel
- Recently redecorated kitchen/breakfast room
- Spacious sitting room with a wood-burning stove
- Four bedrooms (three good doubles) and a bathroom
- Exceptional rear gardens backing onto Meadow Park
- Substantial workshop/garden room and a garage

General Description

Smiths Property Experts are favoured with instructions to market this mature four-bedroom family home. Occupying an outstanding plot extending to circa $\frac{1}{4}$ of an acre and backing onto Meadow Park. Set on the sought-after Manor Farm Meadow located in the heart of the village and within easy walking distance of amenities. The property has excellent potential to modernise or remodel, and has two substantial detached outbuildings including a garage and large workshop/garden room.





The Property

Internally, the property has uPVC double glazing and gas central heating throughout, and has been substantially redecorated over the past year. This wonderful family home has excellent potential to remodel, extend and add value should the eventual purchaser choose to do so, whilst being immediately habitable and mortgageable.

The accommodation is laid over two floors and extends to approximately 1,372 square feet or thereabouts, with the addition of a detached garage and a substantial garden room/workshop to the rear. Expect to find accommodation in brief comprising entrance hall, a WC, a spacious sitting room with wood-burning stove and views out across the rear gardens, a dining room, and a recently redecorated kitchen/breakfast room. There is also a useful utility cupboard and a cloaks cupboard. To the first floor are four bedrooms (three good doubles) and the family bathroom. The principal bedroom is large and boasts built-in wardrobes and a separate en-suite shower room.

The Outside

Set back from the head of the cul-de-sac and with easy access onto Meadow Park. The property has lawned front gardens, a private driveway to the left-hand side and newly installed high-quality gates. The driveway leads down the left-hand side of the house, and leads to a detached garage with an up-and-over door, power and lighting. Behind the garage is a further substantial workshop/garden room that would make an ideal work-from-home space or gym.

The rear gardens are exceptional. There is a patio terrace to the immediate rear of the main house, mature lawned gardens with secure timber fence borders and hedgerows. There are also three further timber shed stores.





The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, homeware shop, 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: D.

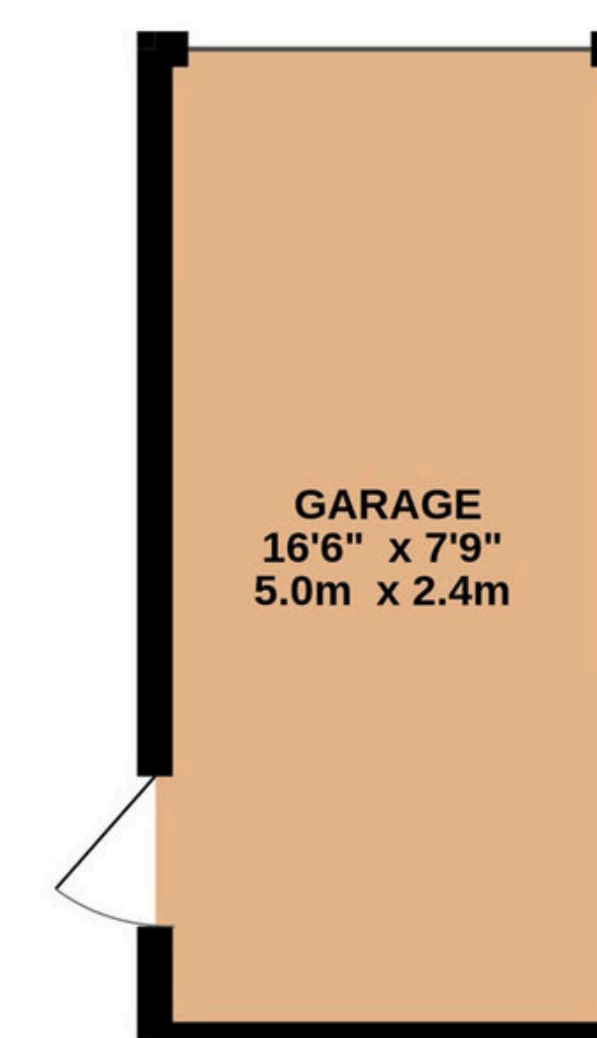
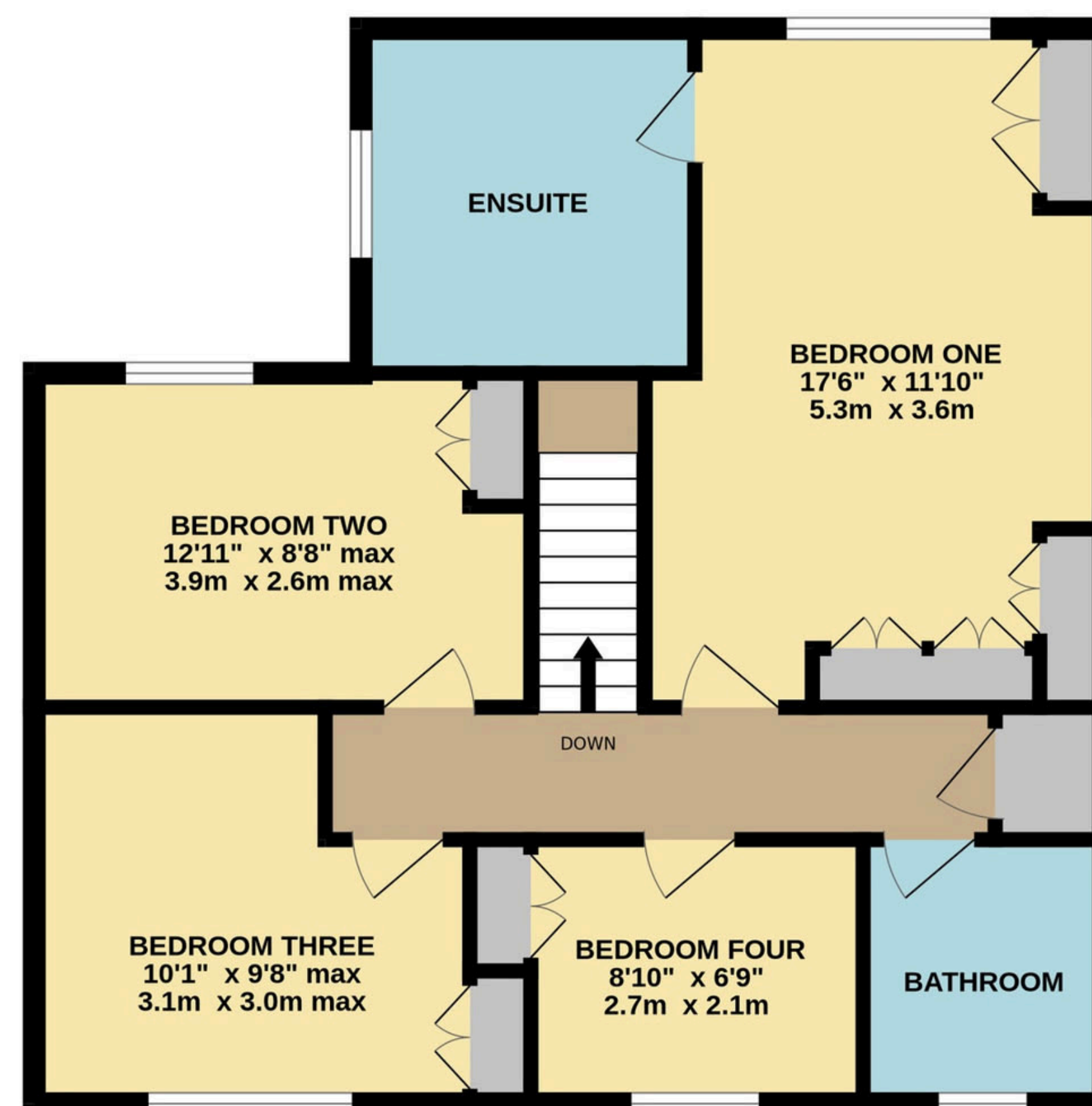
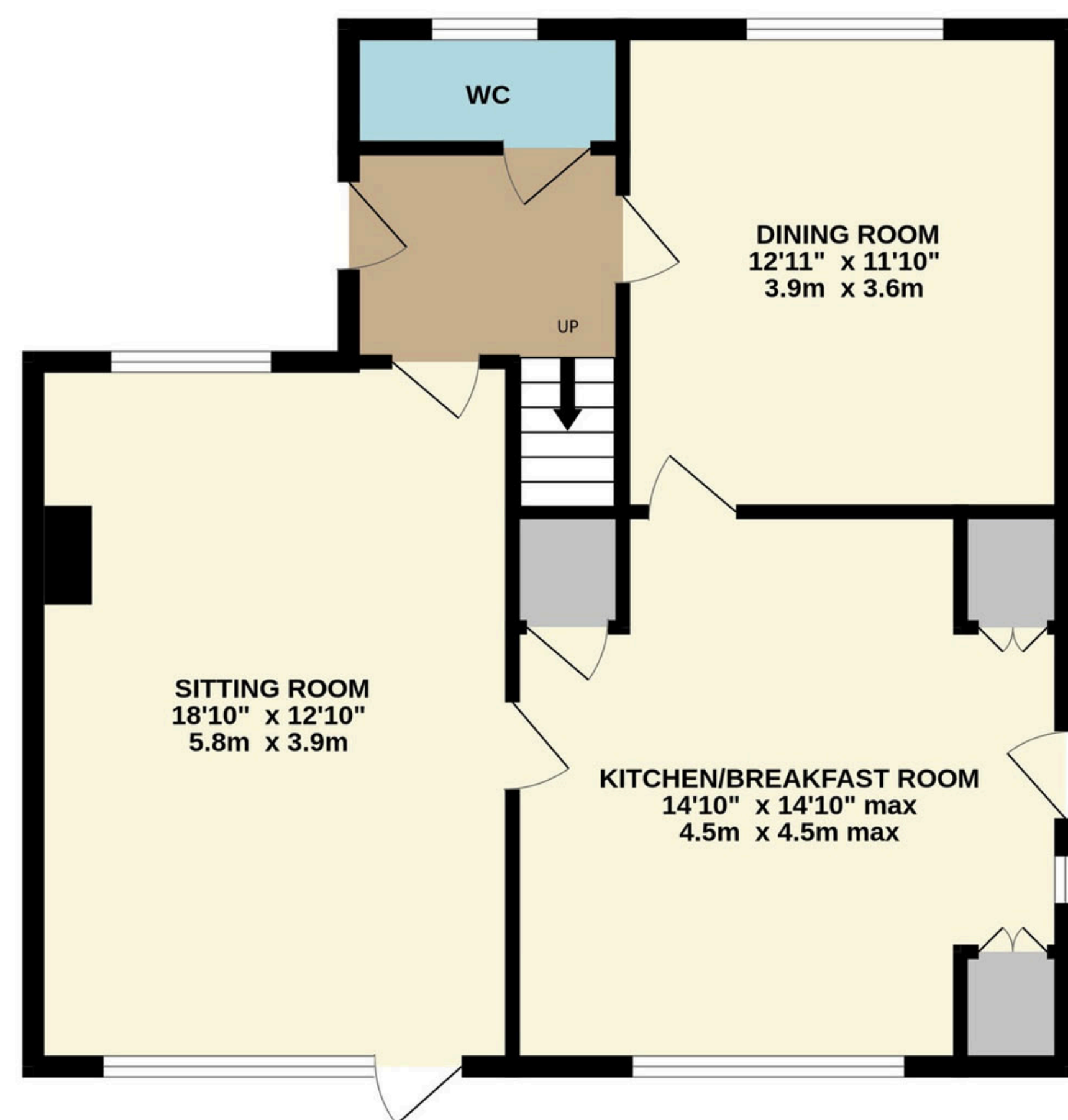
Tenure: Freehold. Council Tax Band: D.

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 : 1836 sq.ft. (170.5 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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