



Smiths
your property experts

Sheepwash Way

East Leake

- Beautifully presented family home
- Finished to an excellent standard throughout
- Sold with the remainder of its 10-year NHBC
- Spacious kitchen/diner with direct garden access
- Lovely sitting room and a useful downstairs WC
- Three good-sized bedrooms and two bathrooms
- Low-maintenance gardens and double-width driveway
- Within walking distance of the village centre

General Description

Smiths Property Experts are delighted to offer to the market this beautifully presented three-bedroom end-of-terrace home. Owned from new in 2017 by the current seller. The property is being sold with the remainder of its 10-year NHBC warranty and enjoys a peaceful residential location. Set in this well-placed development on the edge of the highly regarded Rushcliffe village of East Leake.

The property is situated within walking distance of the village centre and its generous array of amenities, including public houses, independent shops, and eateries. The property is also situated close to a new academy primary school.





The Property

The property is finished to an excellent standard throughout, with a floor area measuring approximately 740 square feet of well-thought-out living accommodation.

The entrance hall leads to the sitting room and has stairs rising to the first-floor landing. The sitting room, in turn, leads to the kitchen/diner with French doors leading out onto the generous rear garden. Additionally, there is a useful downstairs WC.

Upstairs, you will find three good-sized bedrooms and a family bathroom. The principal bedroom also has an en-suite shower room.

The Outside

Set back from the road and behind a double-width driveway offering parking for two vehicles side by side, there is a path to the right-hand side leading to the side gate.

To the rear are secure and landscaped low-maintenance gardens with a south-westerly aspect. There is a patio terrace to the immediate rear of the house accessible from the kitchen, a central artificial lawn with stone-laid borders, and a useful timber shed to the bottom left corner.





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: B.

Tenure: Freehold. Council Tax Band: C.

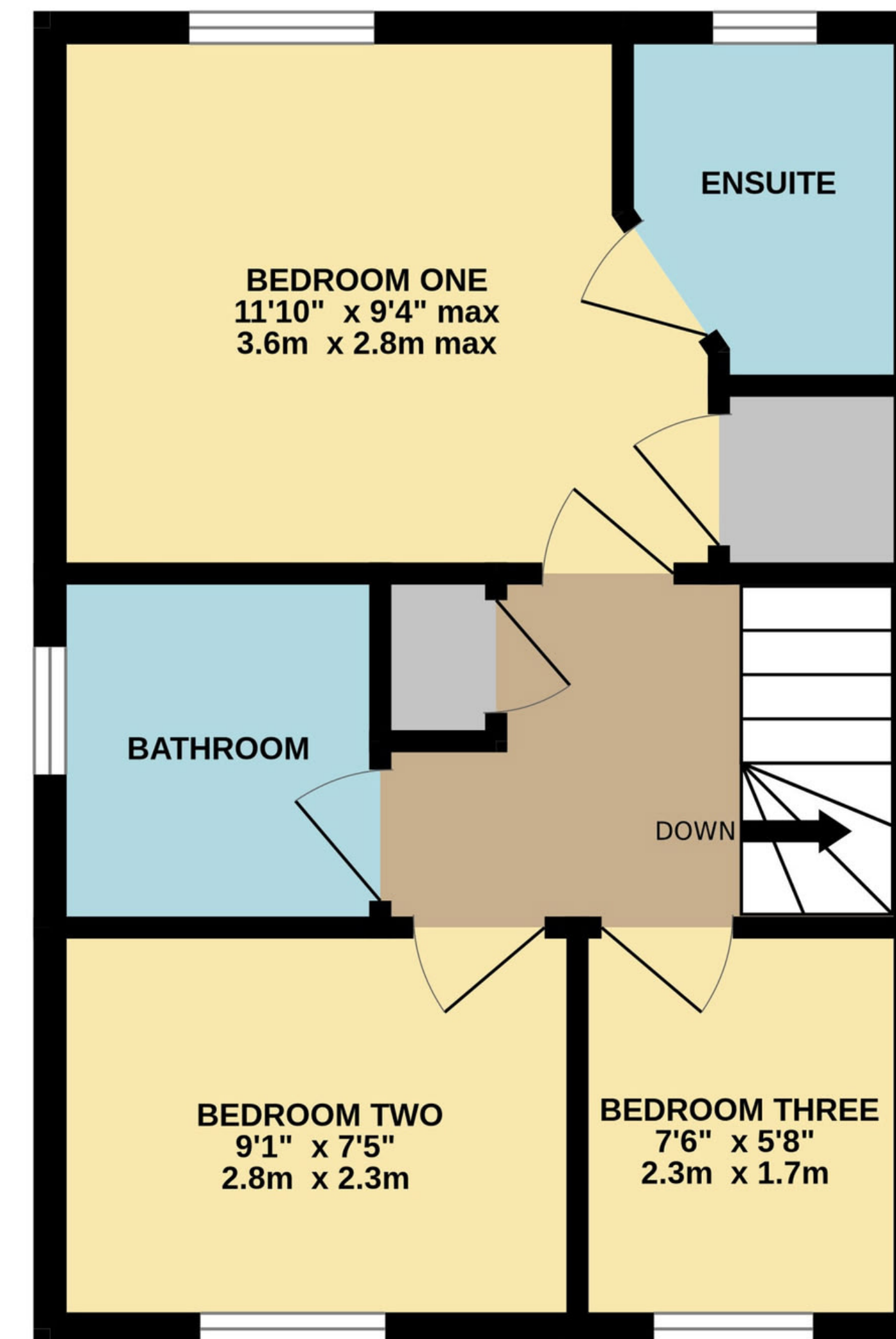
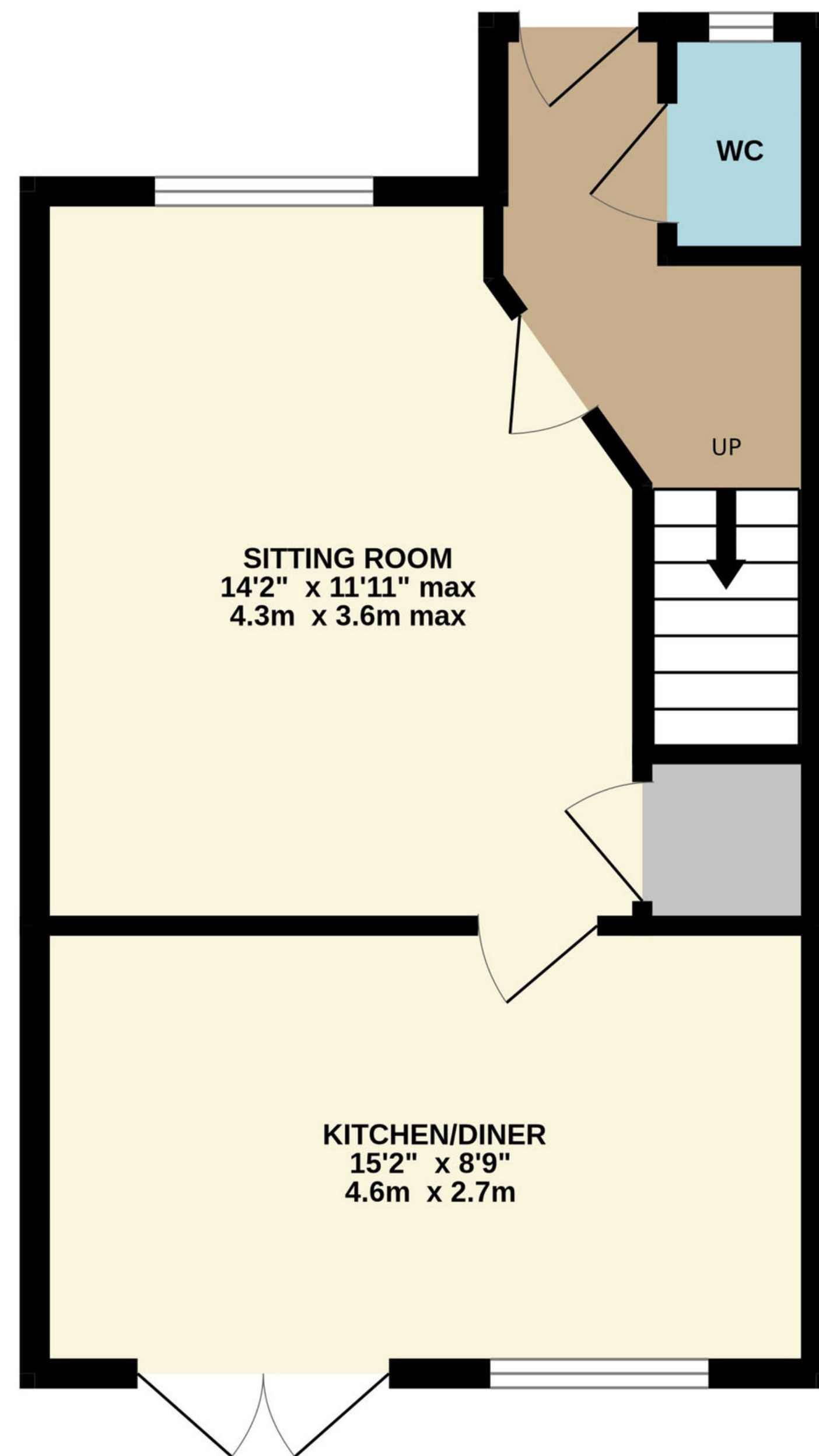
Maintenance charge approx. £280 per annum.

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 : 728 sq.ft. (67.6 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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