



Smiths  
your property experts

# Fieldfare Close

East Leake

- Well-presented detached family home
- Private cul-de-sac location
- Spacious open-plan kitchen/breakfast room
- Light-filled bay-fronted sitting room
- Useful utility and a ground-floor WC
- Four double bedrooms and two bathrooms
- Lovely relandscaped and secure rear gardens
- Double-width driveway and an integral garage

## General Description

Smiths Property Experts offer to the market this clean and well-presented detached family home with four double bedrooms and a generous landscaped plot in the sought-after village of East Leake. The property is located within a five-minute walk of East Leake Academy and Lantern Lane Primary School and boasts a generous driveway, integral garage and beautiful rear gardens.

## 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.





## The Property

The property was built in 2016 by a well-respected building firm, Messrs Barratt Homes, and has been owned by the current owners since new. Presented in good condition throughout, and providing a floor area of 1,450 square feet with accommodation laid over two floors, expect to find a well-designed and bright living space, thoughtfully laid out for modern family living.

The entrance hall has cloak storage and stairs rising to the first-floor landing. There are two main living areas: namely, a lovely bay-fronted sitting room and an open-plan kitchen/breakfast room with direct garden access via glazed French doors. There is also a utility room and a useful downstairs WC.

Upstairs are four double bedrooms accessed from a light-filled landing. The main bedroom has en-suite facilities. There is an airing cupboard and a lovely family bathroom.

## The Outside

The property occupies an enviable position in a private cul-de-sac location. There are lawned gardens and a double-width private driveway to the front and an integral garage with an up-and-over door.

To the rear are totally relandscaped, private and secure gardens that have been hugely improved by the current owners. The fences have been upgraded, and the space totally transformed with a contemporary flagstone terrace, an LED lighting scheme and a large central lawn.





## Property Information

Awaiting EPC.

Council Tax Band: E.

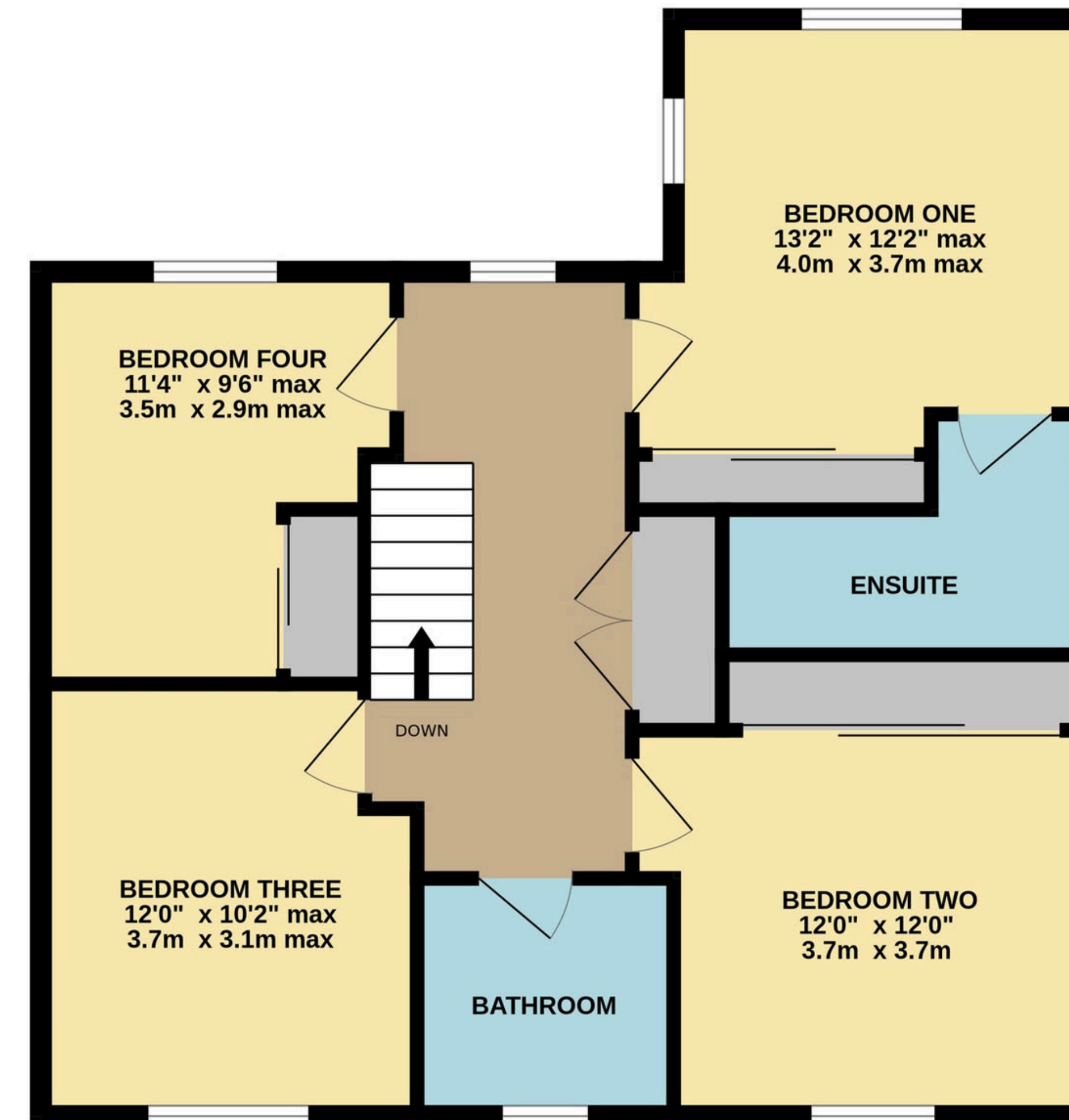
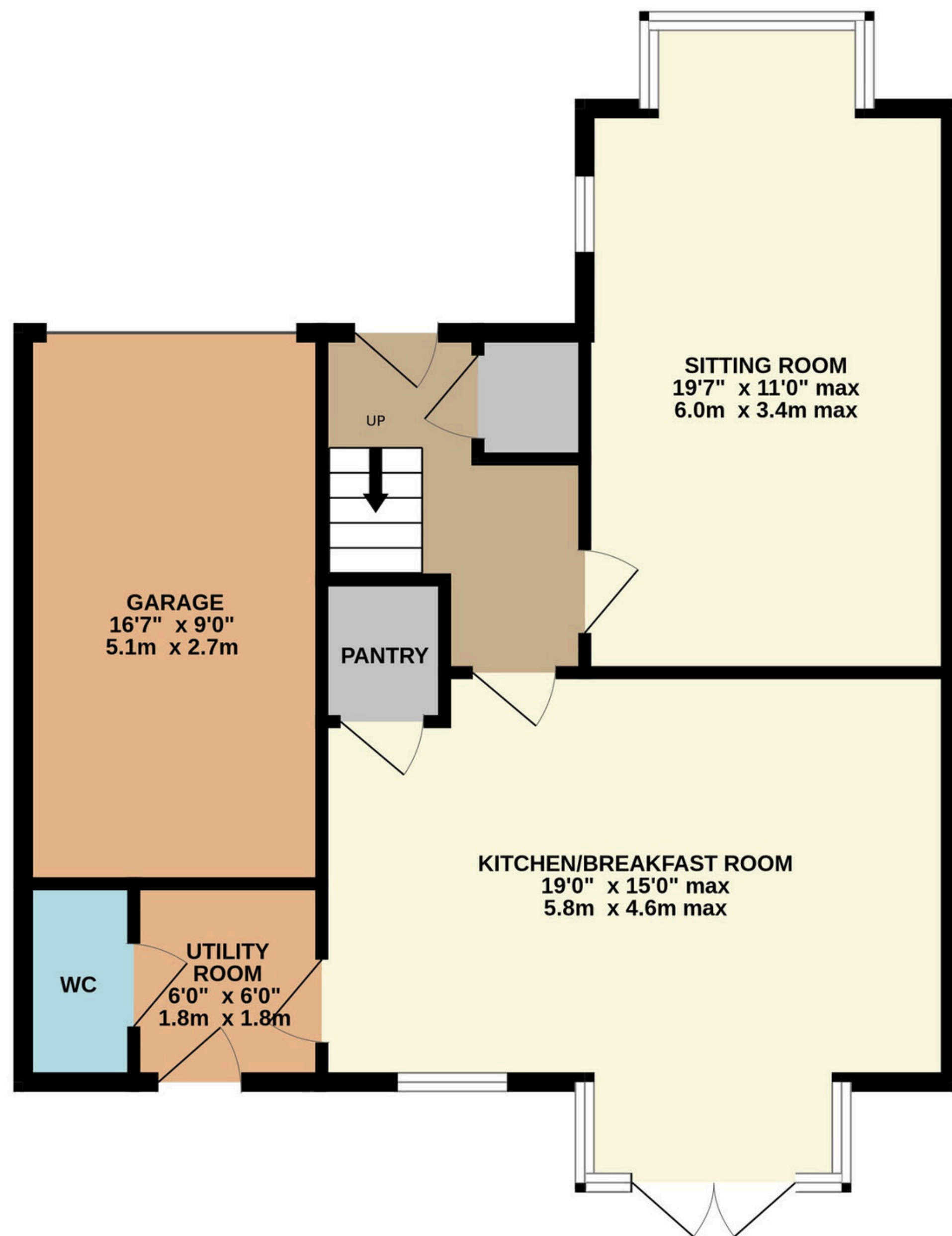
Maintenance Fee approx. £300 per annum.

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 : 1450 sq.ft. (134.7 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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