



**Smiths**  
your property experts

# Woodroffe Way

East Leake

- Delightful and modern terraced home
- Lovely views across the countryside to the front
- Spacious and lovingly maintained living space
- Three good-sized bedrooms and a bathroom
- Modern kitchen/diner with a useful utility room/WC
- South-facing rear gardens with a private aspect
- Off-road parking for two vehicles
- Built by Bloor Homes in 2012 in this popular village



## General Description

Smiths Property Experts offer to the market this delightful three-bedroom modern terraced home, presented in lovely condition with two parking spaces, south-facing rear gardens, and views across the countryside to the front.

This lovely home has been owned by the current seller for approximately 10 years and was built by Bloor Homes in 2012. Situated in the highly desirable village of East Leake, the property is within easy walking distance of amenities.





## The Property

Internally, the property features living accommodation across two floors, measuring approximately 830 square feet. The floor area is well laid out and comprises an entrance hall, a sitting room, a kitchen/diner with direct garden access to the rear, a pantry cupboard, and a utility room/downstairs WC.

Upstairs, from a generous landing, three good-sized bedrooms and a modern family bathroom. The main bedroom also affords built-in storage and benefits from lovely views across the countryside to the front.

## The Outside

Presented in excellent condition, the property offers a 'no through' road location, with off-road parking for two vehicles to the front and left-hand side.

To the rear are south-facing gardens, with private rear access, a sun-filled timber deck to the immediate rear of the main house, and central lawns. There is also a path running down the garden, and a handy timber shed at the bottom.





## 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: C.

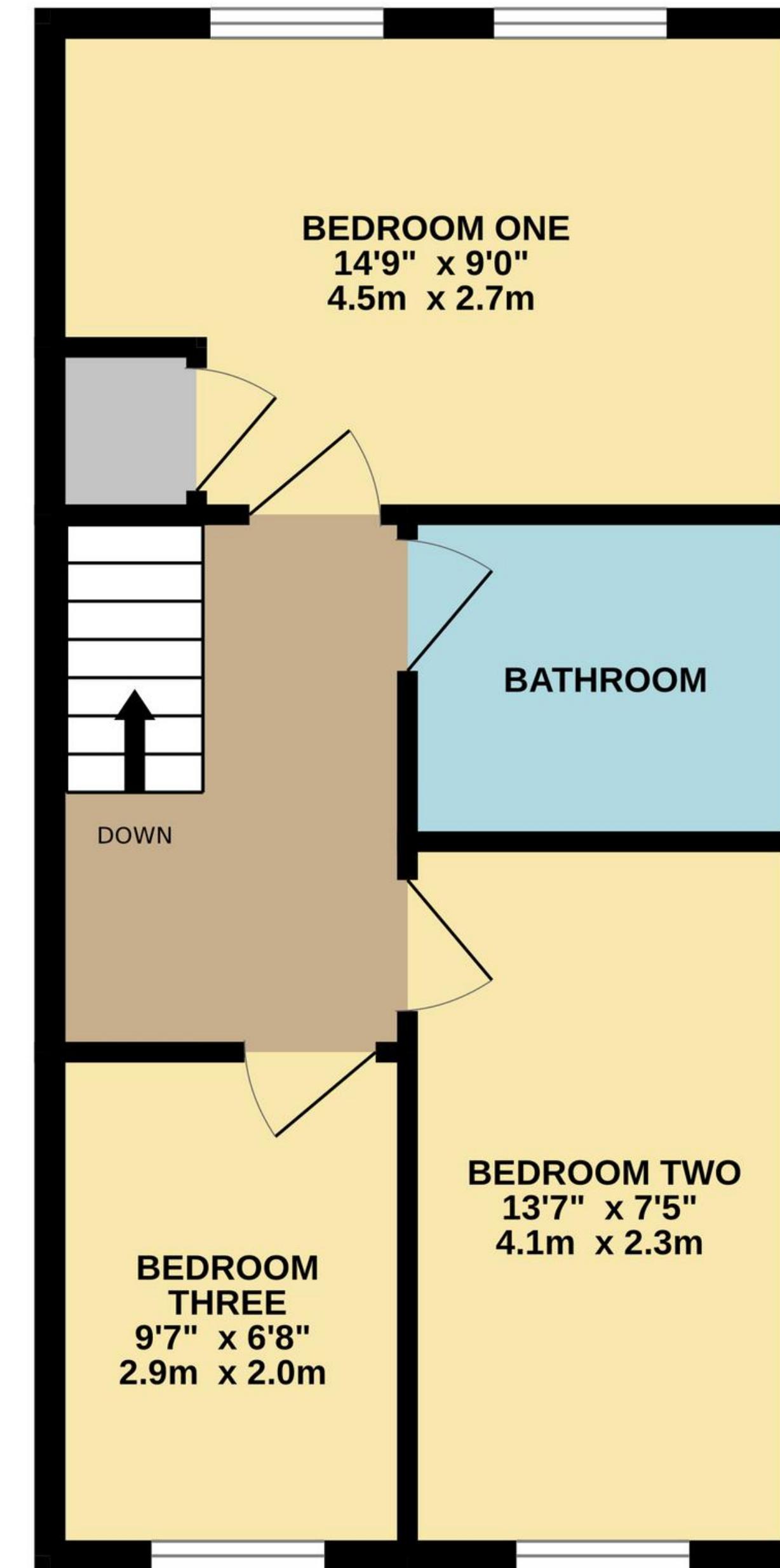
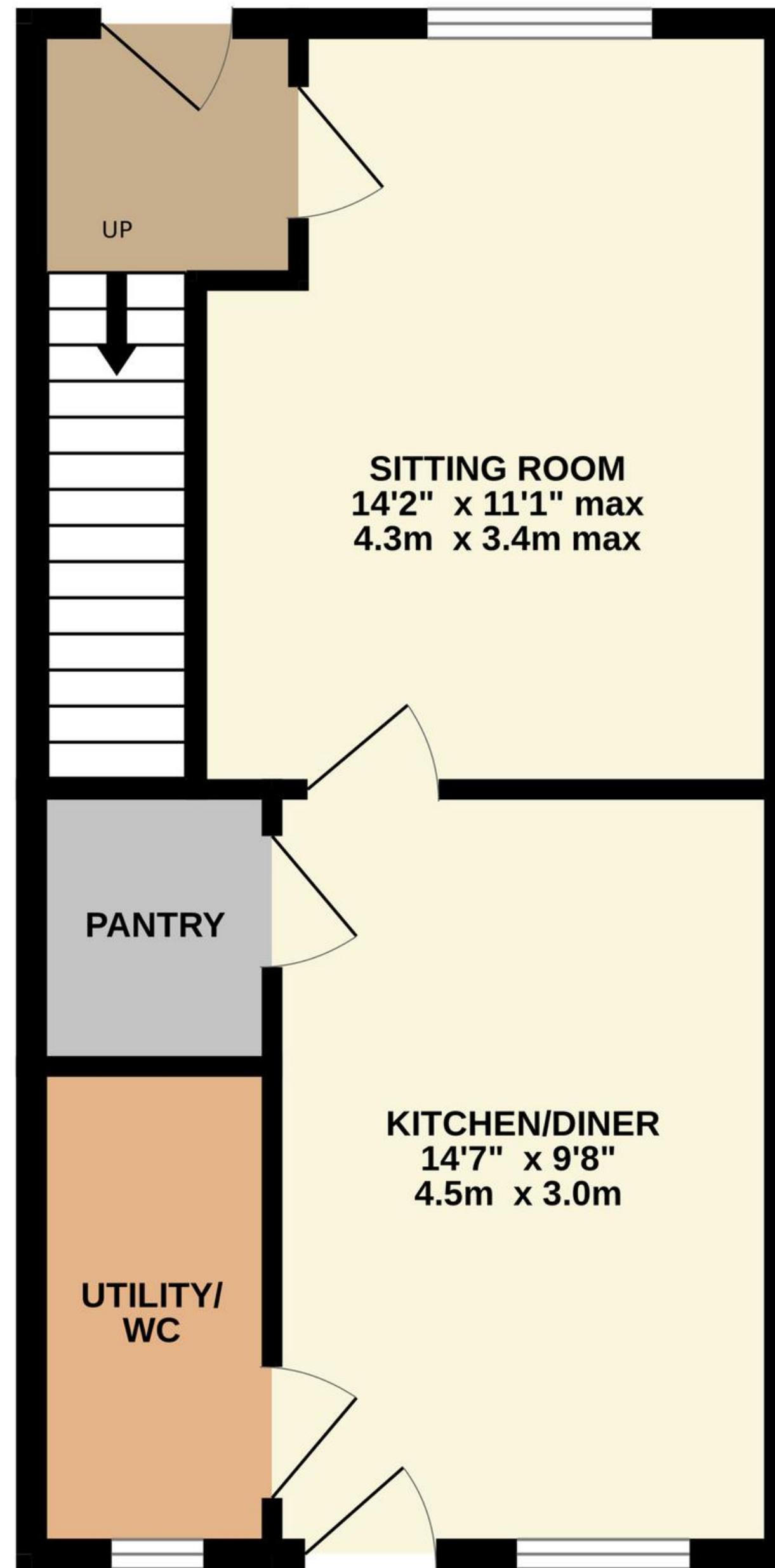
Council Tax Band: C.

Maintenance Fee approx. £200 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 : 830 sq.ft. (77.1 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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