

Smiths

your property experts

Sand Martin Close

East Leake

- Beautifully presented detached family home
- Set in the highly regarded village of East Leake
- Immaculate open-plan kitchen/diner
- Light-filled bay-fronted sitting room
- Four good-sized bedrooms and two bathrooms
- Spacious driveway and an oversized single garage
- Private west-facing rear garden and a secure timber shed
- Within walking distance of a primary and secondary school



General Description

Smiths Property Experts offer to the market this immaculate and beautifully presented detached family home. Built to the popular ‘Chesham’ design. The property was built by Barratt Homes in 2016 and has been lovingly maintained by the current owners.

Situated in an excellent position with a west-facing rear garden, and behind a private shared access road with an open aspect towards green space to the front. The property is presented in immaculate condition, with thought-out interiors that include an open-plan kitchen/diner, a sitting room, four bedrooms and two bathrooms. Conveniently situated, the property is just a five-minute walk away from East Leake Academy and Lantern Lane Primary School.









The Property

The house is in excellent condition and offers approximately 1,150 square feet of living space, plus an oversized single garage. The living space is both immaculate and bright, centred around an open-plan kitchen/diner.

The entrance hall has a cloakroom storage cupboard, a useful WC and stairs rising to the first-floor landing. There are two main living spaces comprising a bay-fronted sitting room and a light-filled kitchen/diner with glazed doors providing direct garden access. There is also a useful separate utility cupboard. Upstairs, and all accessed from the light-filled landing, are four good-sized bedrooms and a modern family bathroom. The main bedroom suite has separate en-suite facilities, and there are high-quality built-in wardrobes in three of the bedrooms.

The Outside

The property occupies a prominent position in this well-designed development. To the front is a hedgerow and mature front gardens, with a driveway and off-road parking for two vehicles to the left-hand side. Behind the driveway is an oversized single garage with power, lighting and a personnel door. To the rear are private and secure west-facing gardens with a central lawn, a patio-laid seating terrace, and a path leading to a secure timber shed in the bottom right corner. To the perimeter of the gardens are planted borders.

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: B.
Tenure: Freehold. Council Tax Band: D.
Maintenance Fee: approx. £260 per annum.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage, and water. The property benefits from gas central heating.

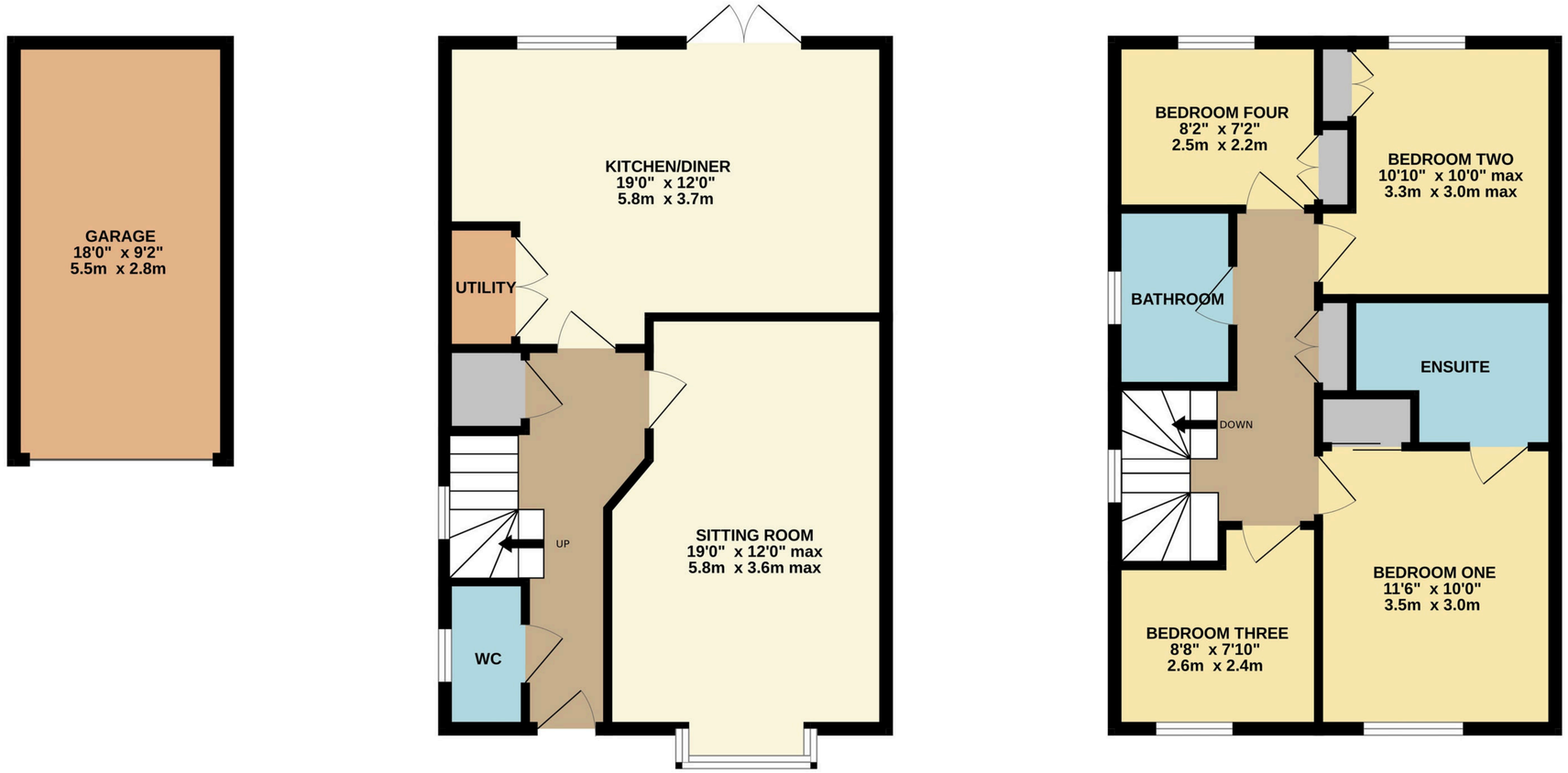
To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

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 : 1296 sq.ft. (120.4 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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