



Smiths
your property experts

Sheepwash Way

East Leake

- Beautifully presented semi-detached property
- Built as a 'show home' with many upgrades and add-ons
- Driveway with parking for two vehicles and a garage
- Lovingly maintained interiors and a well-designed layout
- Contemporary kitchen/diner with integrated appliances
- Lawned rear gardens with a decked seating area
- Lovely position towards the front this well-placed development
- Sold with the remainder of its NHBC warranty

General Description

Smiths Property Experts are delighted to offer to the market this beautifully presented semi-detached property built as a 'show home'. The property is being sold with the remainder of its 10-year NHBC warranty and enjoys a lovely position towards the front of this well-placed development. The finish of this property befits its 'show home' credentials with excellent specifications and the advantage of a driveway and a garage.

The property is situated within walking distance of the village centre and its sought-after 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 floor area measures approximately 710 square feet, excluding the garage. The property has been completed to a high specification with many upgrades and add-ons you would expect to find in a 'show home' property. The living space is beautifully presented with a well-thought-out internal layout.

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 rear garden. The units are a seamless gloss finish with quality surfaces and upstands. There is an integrated fridge/freezer and a dishwasher. Upstairs, you will find three good-sized bedrooms and a family bathroom. The principal bedroom has an en-suite shower room, plus there is a downstairs w.c.

The Outside

To the right-hand side of the property is a driveway providing off-road parking for two vehicles and access to a single garage. The garage has power, lighting, and an up-and-over door. There is a gate leading to the rear gardens, which are laid mainly to lawn with a decked seating area. There is also an outside socket, lighting, and a tap.





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, greengrocer, 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: C.

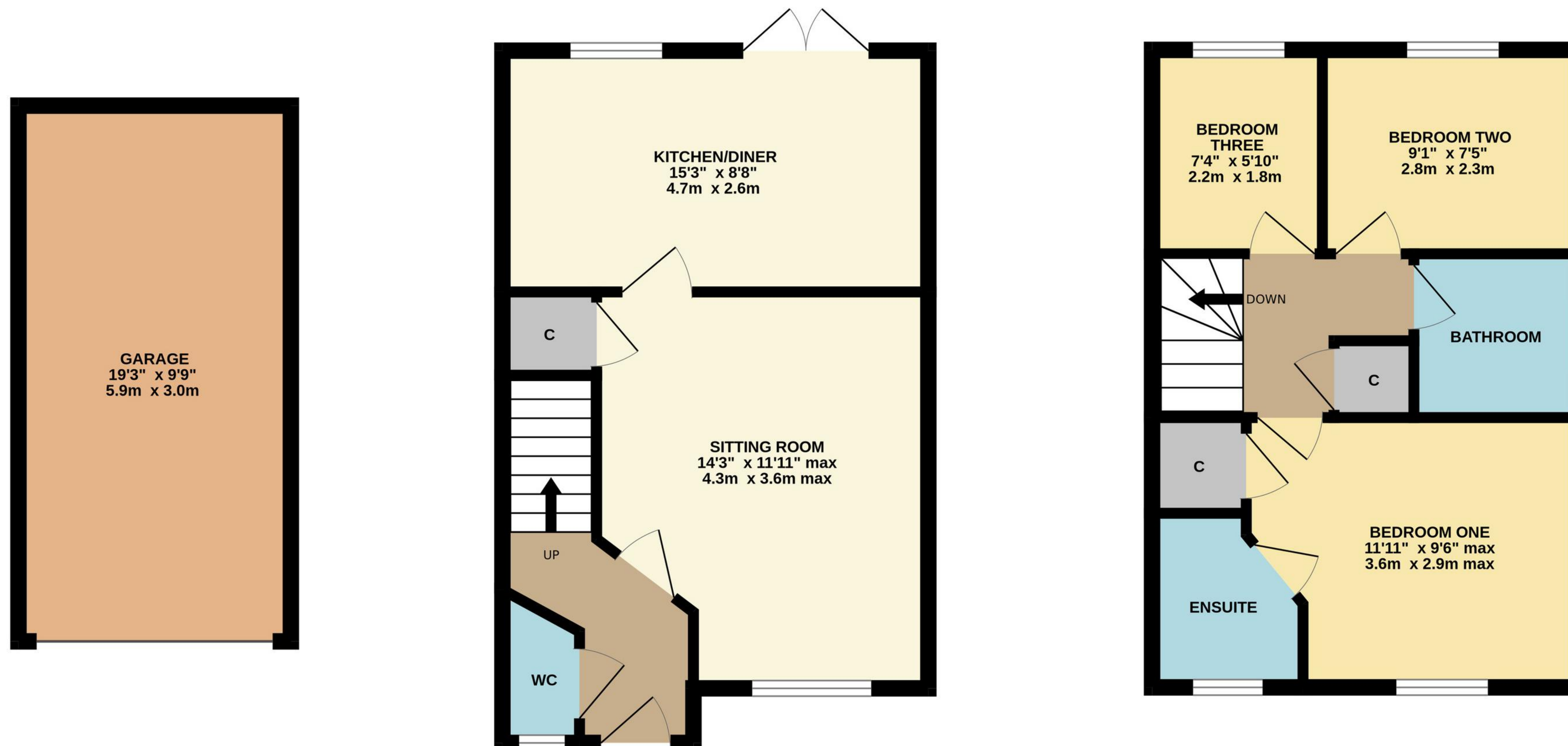
Maintenance charge approx. £262 per annum.

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 : 901 sq.ft. (83.7 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



