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your property experts

Meeting House Close

East Leake

- Detached family home in a cul-de-sac location
- Private driveway and an attached double garage
- Located in walking distance of the village centre
- Lovingly maintained high-quality living space
- Wonderful kitchen/diner with a useful utility room
- Five bedrooms (three double rooms) and two bathrooms
- Landscaped rear gardens with a seating area and pond
- Excellent local schooling and amenities

General Description

Smiths Property Experts are favoured with instructions to market this excellent detached family home that occupies a generous plot on the sought-after Meeting House Close in East Leake. The property is located in this popular and well-serviced Nottinghamshire village.

The property has been maintained to a high standard and extended to create a wonderful family home with generous reception space, ample parking, and a double garage to the right-hand side. A short walk from the house leads to beautiful open countryside in one direction, and the other direction leads to the village High Street, where you can find a wide range of excellent shops, cafes, restaurants, and a surgery.





The Property

This property has been a great family home for the current owners, providing high-quality living space over two floors. The gross floor area, including the double garage, is approximately 1,500 square feet. The property features double glazing and gas central heating throughout.

Inside, you will find an entrance porch and hallway, a WC, a sitting room, a wonderful kitchen/diner with direct garden access to the rear, and a useful utility room. Upstairs are no less than five bedrooms (three generous double rooms). The main bedroom has an en-suite shower room, and there is also a family bathroom. Bedrooms four and five make excellent home office/study spaces. The sitting room and bedrooms three, four, and five have wired Ethernet, and the property has the option of full fibre (Virgin Media).

The Outside

This property is on a generous plot set back and sideways from the road in this sought-after cul-de-sac location. To the front is a private driveway leading to an attached double garage, and to the left-hand side, pretty lawned gardens with mature borders.



To the rear are private gardens that are not overlooked and are fully landscaped around central lawns with hard landscaped terraces and paths. There are mature and fully stocked borders and beds, a private seating area, and a pond raised in a decorative rockery. To the side of the house is a further hard landscaped area with a shed.



The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are numerous 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: C.

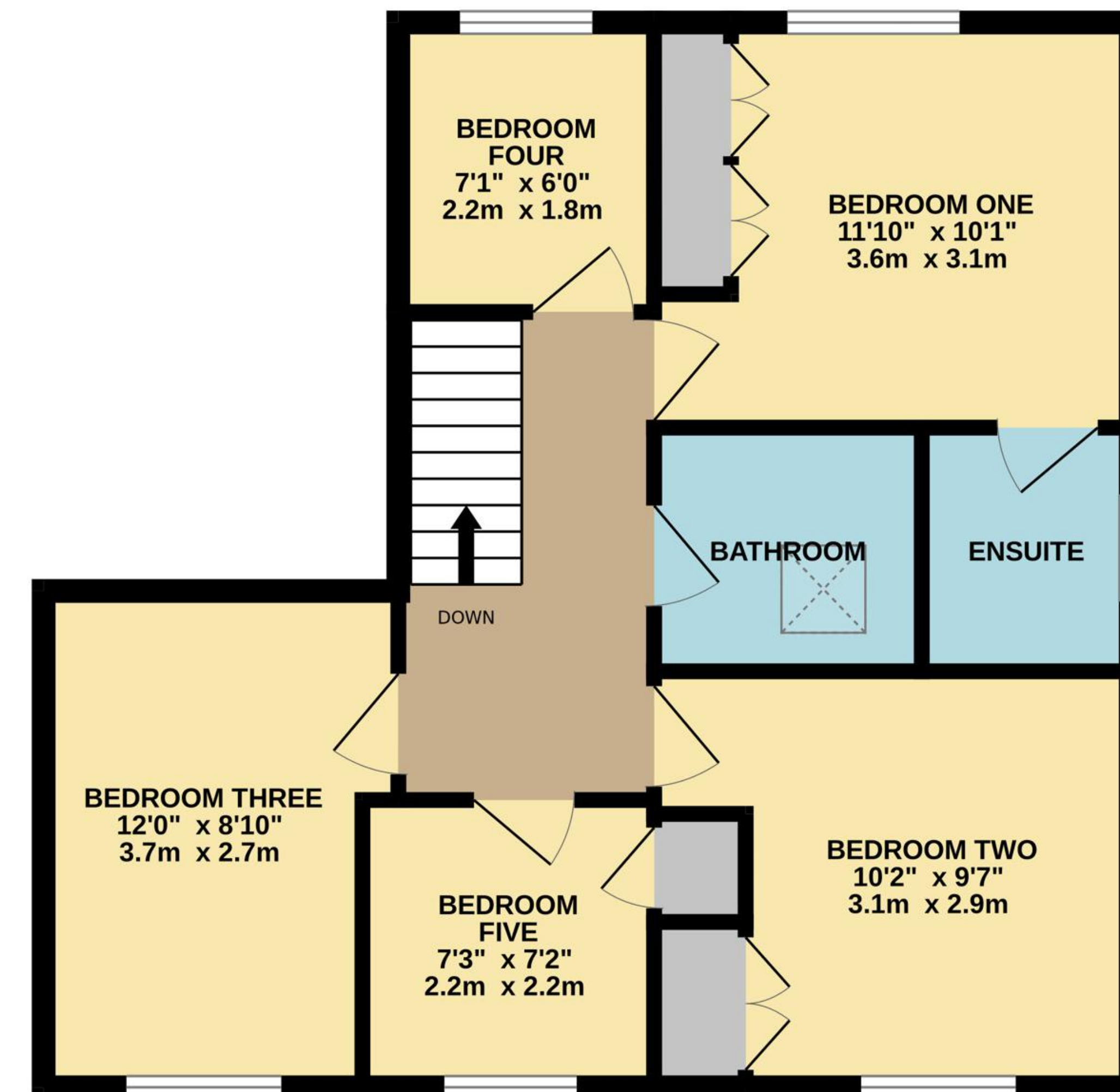
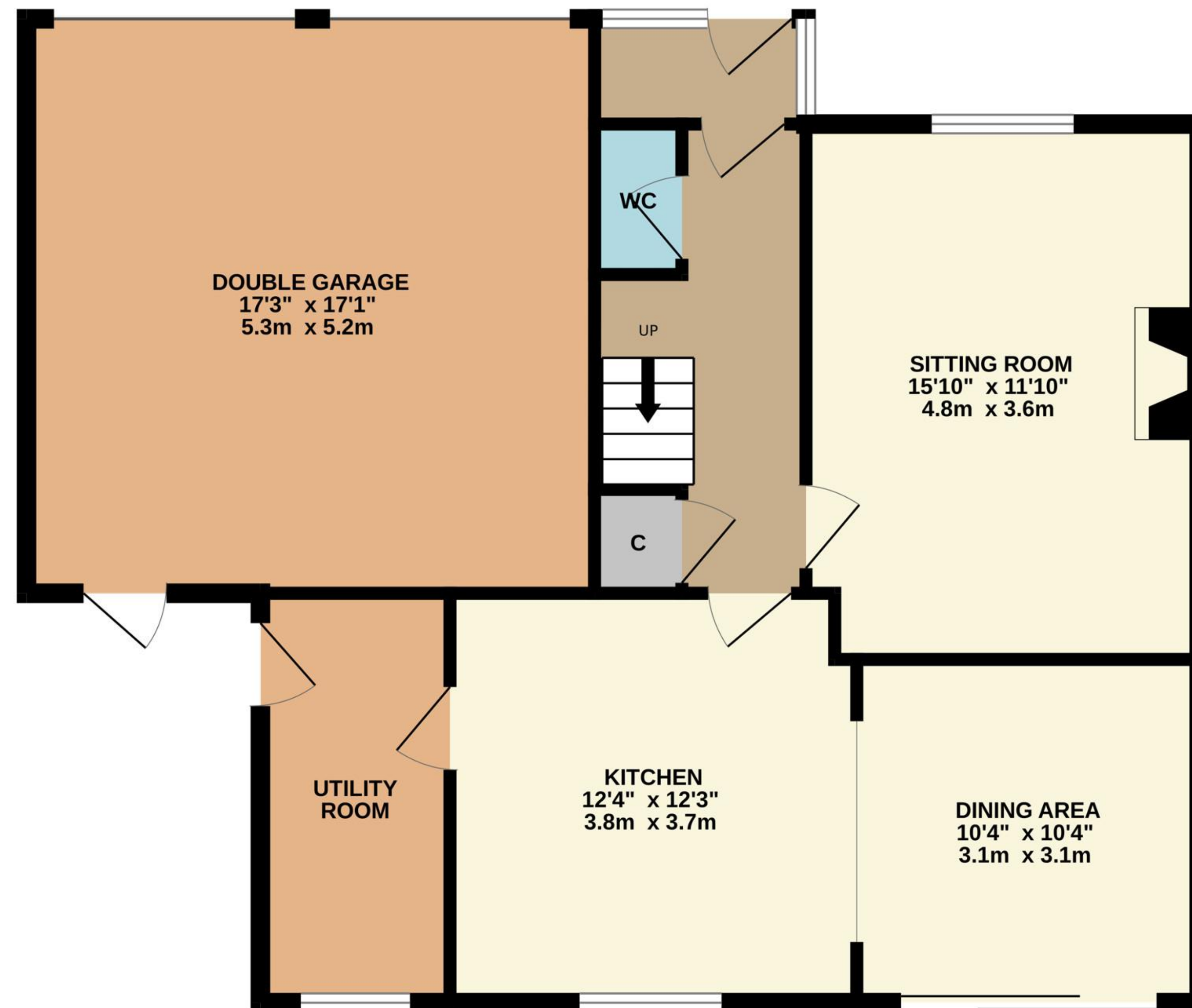
Council Tax Band: D.

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 : 1503 sq.ft. (139.7 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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