



Smiths
your property experts

Cromwell Drive

East Leake

- Bright and spacious detached family home
- Light-filled and beautifully presented living space
- Three double bedrooms and a family bathroom
- Lovely 'shaker style' kitchen/diner with an island unit
- Spacious sitting room measuring 16'6" wide
- Useful downstairs utility/shower room
- Generous private driveway and lovely rear gardens
- Stone's throw from the popular Brookside Primary School



General Description

Smiths Property Experts are delighted to introduce to the market this bright and spacious three double bedroom detached family home on Cromwell Drive in the heart of East Leake and a stone's throw from Brookside Primary School.

The property benefits from an extended downstairs layout that includes a contemporary kitchen/diner with an island unit and a separate spacious sitting room. There is a generous driveway to the front of the property and lovely gardens to the rear.







The Property

The property has a well-laid-out floor area measuring approximately 1,145 square feet (excluding the external store). The living space is light-filled, beautifully presented, and ideal for family living.

The accommodation comprises an entrance hall with cloaks cupboard, an open-plan kitchen diner with an island unit and roof light, and a separate spacious sitting room measuring 16'6" wide with an electric fire, roof lights, and French doors. The kitchen is fitted in a shaker style with a range cooker, generous space for a dining table, and a separate utility/shower room.

Upstairs, from a bright landing, you will find three good-sized bedrooms, all able to fit a double bed. There is also a family bathroom.

The Outside

Outside, the property is set back from the road behind a generous private driveway and landscaped frontage. There is access to the rear of the property via the right-hand side, which has a lockable store room. The gardens are partly lawned with raised beds.







The Location

This property is situated in an established residential setting within a short walk to the centre of the village. The village has a strong sense of community, with excellent local schools and a bustling High Street. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as several coffee shops, pubs, and eateries. There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is approximately 6 miles away.

Property Information

EPC Rating: C.

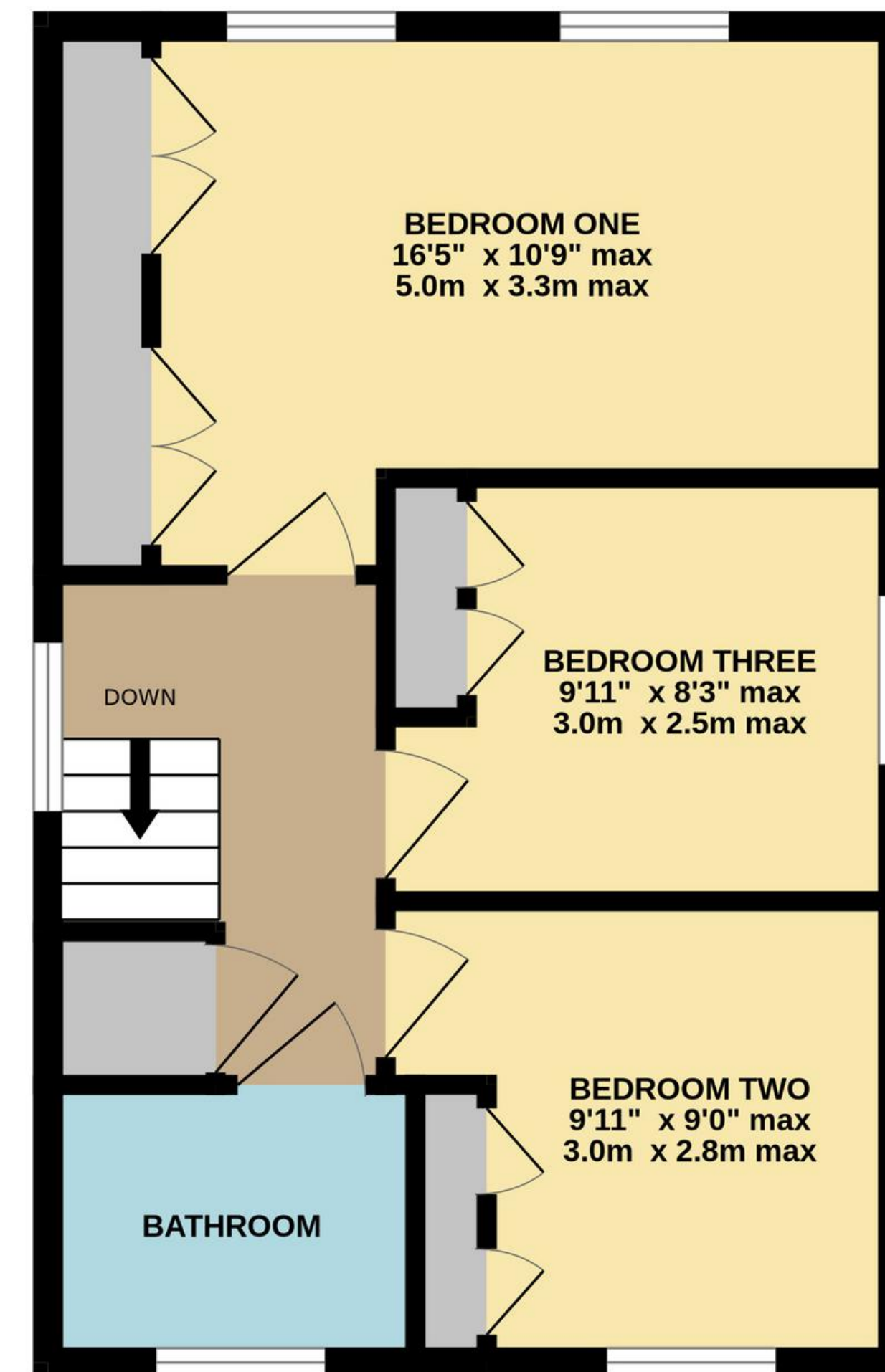
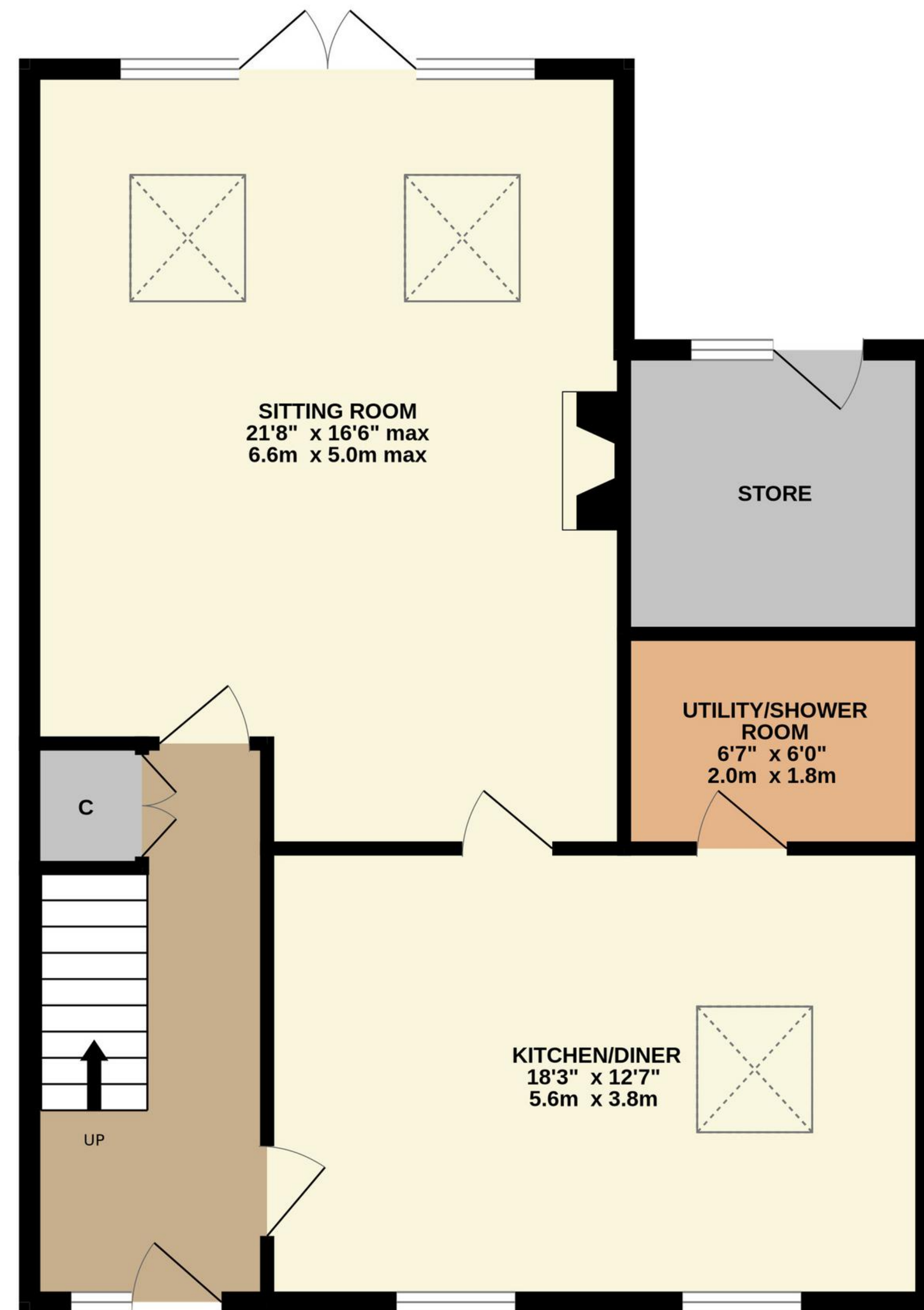
Tenure: Freehold. Council Tax Band: D.

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 : 1211 sq.ft. (112.5 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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