



Smiths
your property experts

Maple Close

East Leake

- Lovingly maintained detached family home
- Located in a quiet cul-de-sac with a green
- Three good-sized bedrooms and a modern shower room
- Dual aspect sitting/dining room
- Lawned West-facing rear gardens
- Generous frontage with a private driveway
- Attached single garage
- Walking distance to shops and schooling

General Description

Smiths Property Experts are favoured with instruction to market this three-bedroom detached family home in the sought-after village of East Leake. The property is situated on Maple Close, a quiet cul-de-sac location with a green in an established residential setting.

The property sits back from the close in a generous plot with lawned West-facing rear gardens, a generous driveway, and an attached garage. The living space is light and has been well-maintained by the current owners.





The Property

The property has a floor area measuring approximately 1,026 square feet (including the attached garage). The living space comprises an entrance hall, a dual aspect sitting/dining room, and a kitchen with an external door to the side elevation. There is a convenient understairs cupboard. Upstairs, from a light landing, you will find three good-sized bedrooms and a modern shower room.

The property offers scope to extend, subject to the necessary planning permission. The property also benefits from solar panels, promoting lower running costs for the eventual purchaser.

The Outside

The property is located in a cul-de-sac within walking distance of the village centre.

The property is set back from the road behind a generous frontage with lawned gardens and a private driveway leading to an attached garage. There is side access to the rear of the property.

The rear gardens benefit from a West facing aspect. The gardens are mainly laid to lawn. There is an outside tap.





The Location

The village is home to a thriving community and boasts excellent local schools. 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: B.

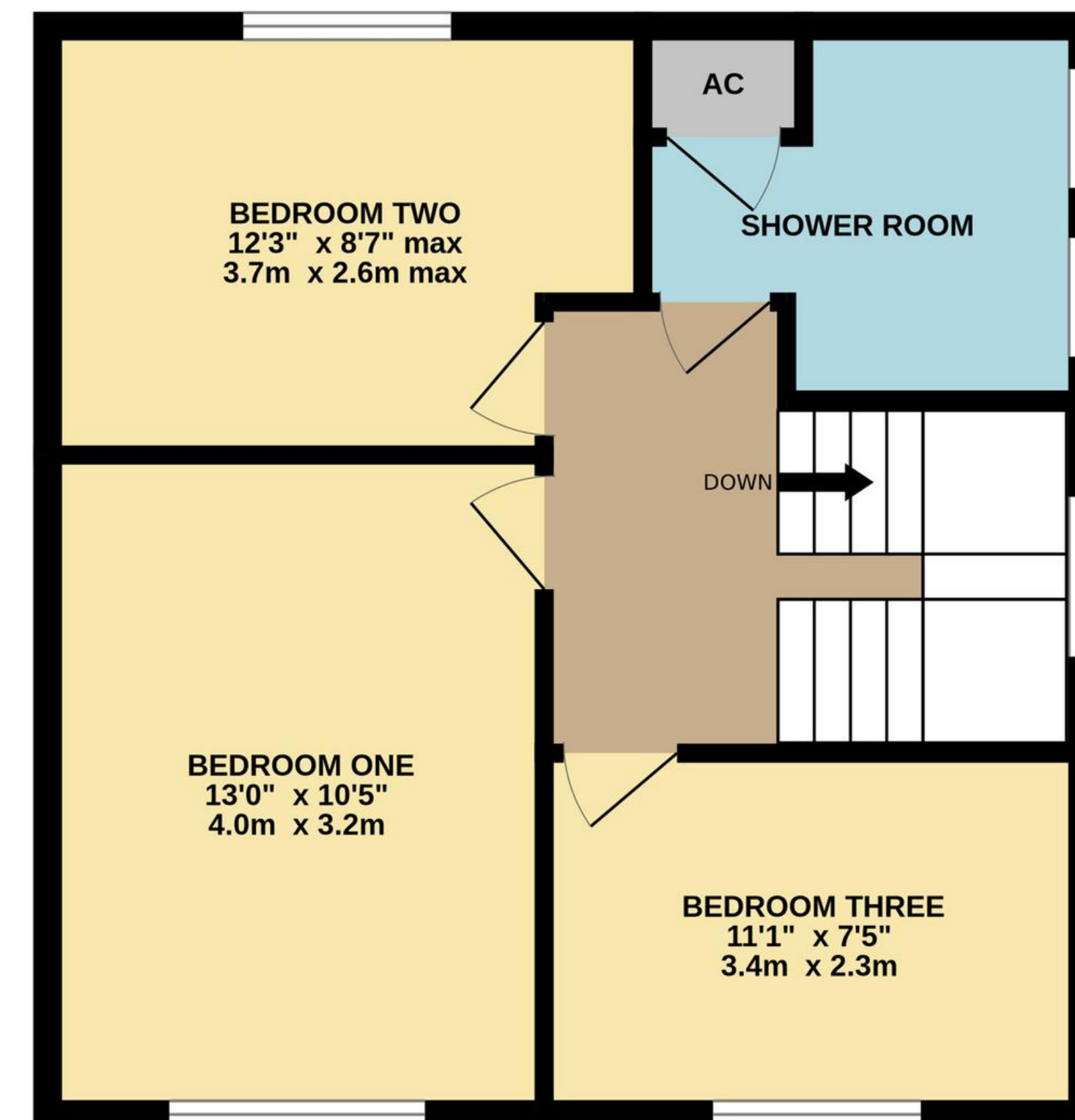
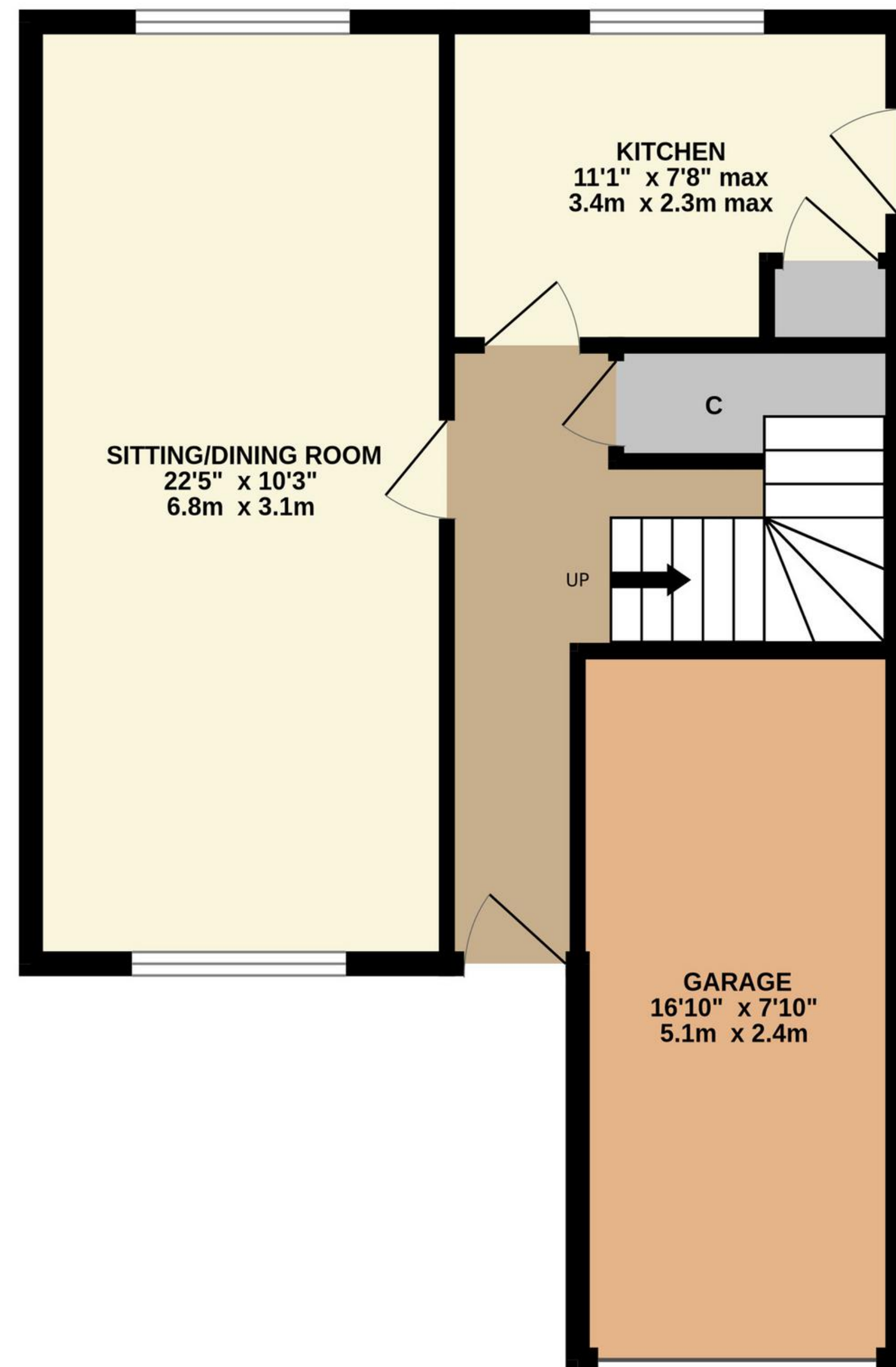
Tenure: Freehold. Council Tax Band: C.

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 : 1026 sq.ft. (95.3 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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