



Smiths  
your property experts



# Cowslip Close

## East Leake

- Immaculate and modern detached family home
- Built by David Wilson Homes in 2016
- Located in the popular Cornflower Way development
- Four good-sized bedrooms and two bathrooms
- Open-plan kitchen/diner with a utility room
- Landscaped and private rear gardens
- Open views across the village playing fields to the rear
- Private driveway and a detached single garage

## General Description

Smiths Property Experts offer to the market this immaculate four-bedroom detached family home boasting a unique position with open views across the village playing fields to the rear. Constructed by the well-respected developer David Wilson Homes, the property is located in the ever popular and well-regarded Cornflower Way development, just a short walk from the heart of East Leake. The living accommodation is presented in immaculate condition throughout.

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.







## The Property

This property features uPVC double glazing, gas central heating, an electric car charger point, and the remainder of the original 10-year NHBC warranty. The gross floor area measures approximately 1,310 square feet, including a single detached garage. The modern layout offers bright and airy living space throughout.

The accommodation includes an entrance hall, a WC, an under-stairs cupboard, a utility room, a bay-fronted formal sitting room, and an open-plan kitchen/diner with direct garden access via glazed doors. Upstairs, there are four good-sized bedrooms and a modern family bathroom. The house has plentiful built-in storage, including built-in wardrobes in three of the bedrooms, and the main bedroom has an en-suite shower room.

## The Outside

Externally, the property occupies a quiet position in this small development. Mature front gardens are enclosed with railings, and there is a gate with a path to the front door. To the right-hand side is a private driveway with plentiful off-road parking that leads in turn to a detached single garage.

To the rear are landscaped private gardens. There is a central lawn with a pathway and a delightful seating terrace boasting an open aspect over the village playing fields. The garden also has lighting throughout and a personnel access gate leading out to the driveway.







## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

Maintenance circa £200 per annum.

Local Authority: Rushcliffe Borough Council.

## Important Information

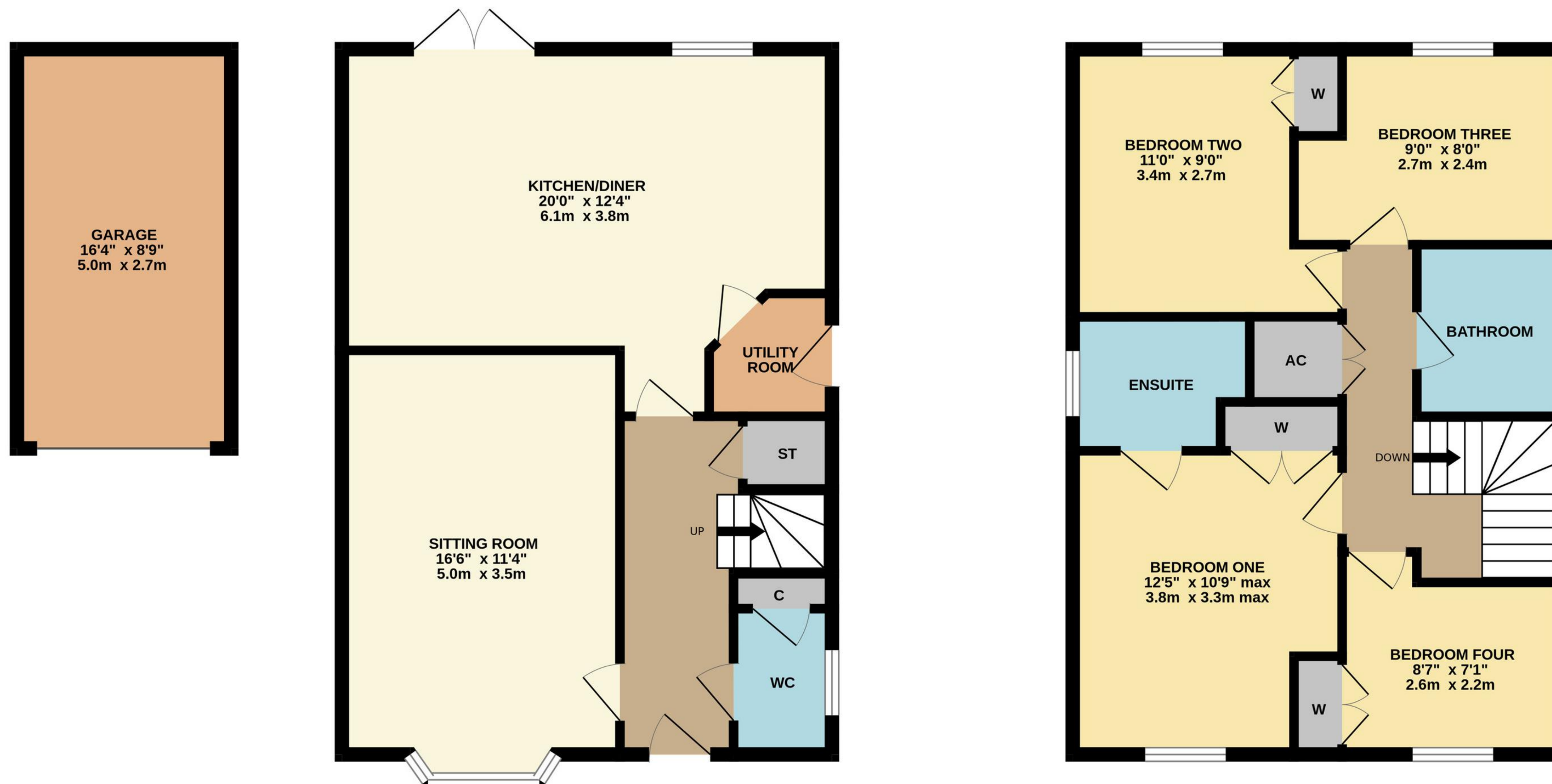
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 1302 sq.ft. (120.9 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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