



Smiths
your property experts

Peacock Gardens

East Leake

- Modern and spacious detached double-fronted home
- Beautifully presented living space
- South-facing rear gardens with a sun-filled seating terrace
- Three double bedrooms and two bathrooms
- Contemporary kitchen/diner with a separate utility room
- Sitting room with French doors leading to the garden
- Private driveway and a detached garage
- Sold with the remainder of a NHBC 10-year warranty

General Description

Smiths Property Experts offer to the market this beautifully presented detached double-fronted home with three double bedrooms, a kitchen/diner, South-facing gardens, and the remainder of its NHBC 10-year warranty.

The property enjoys a convenient location 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

Set behind a landscaped frontage on a corner plot, this family home offers bright, modern, and spacious accommodation laid out over two floors. The floor area measures approximately 1,154 square feet and includes a detached garage.

UPVC double-glazed and gas centrally heated throughout, expect to find a central hall with stairs rising to the first floor, a sitting room with direct garden access, a front-to-back kitchen/diner, a WC, and a utility room all downstairs. From a light-filled landing on the first floor, there are three double bedrooms and the family bathroom. The principal bedroom features a dressing area and separate en-suite facilities.

The Outside

To the rear are walled, South-facing gardens with a sun-filled terrace to the immediate rear of the main living accommodation.

Behind the garden is a private driveway with off-road parking for three vehicles, and a detached garage.





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: D.

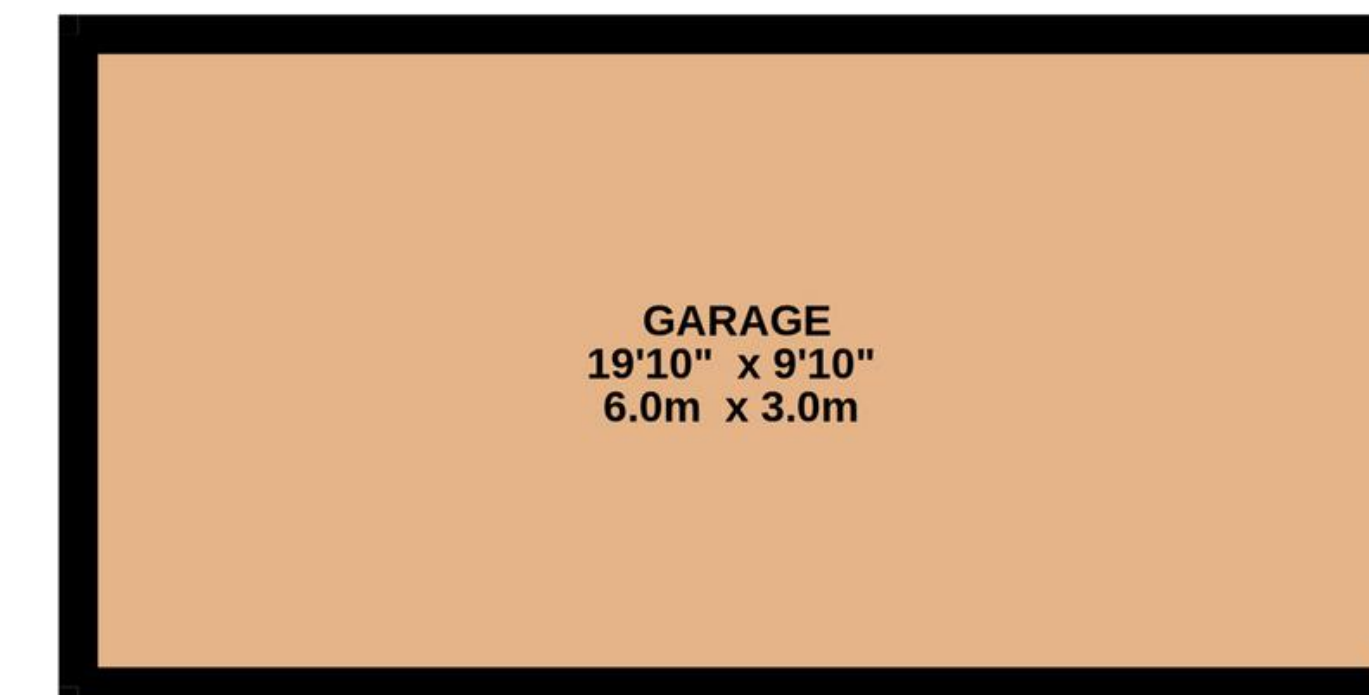
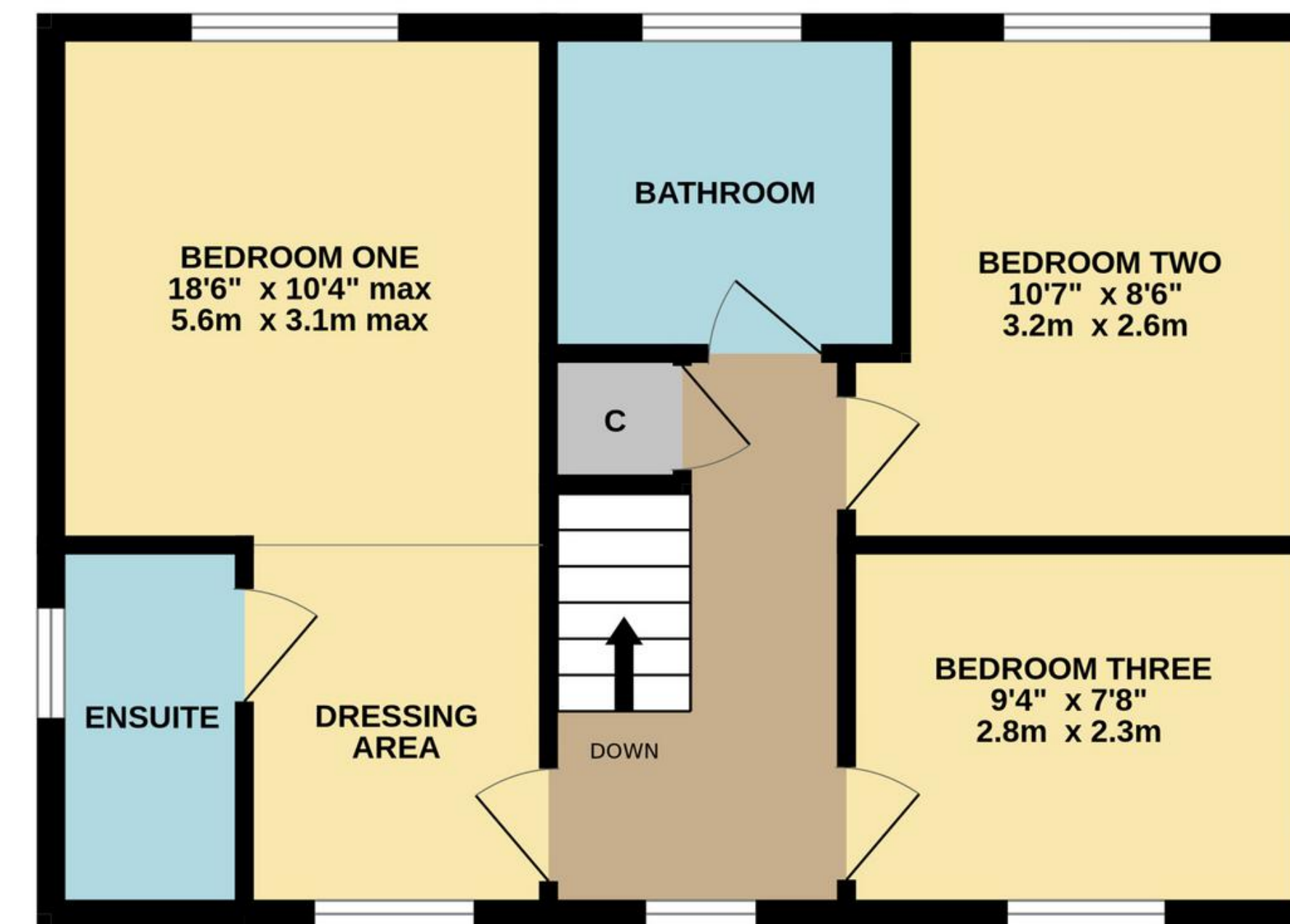
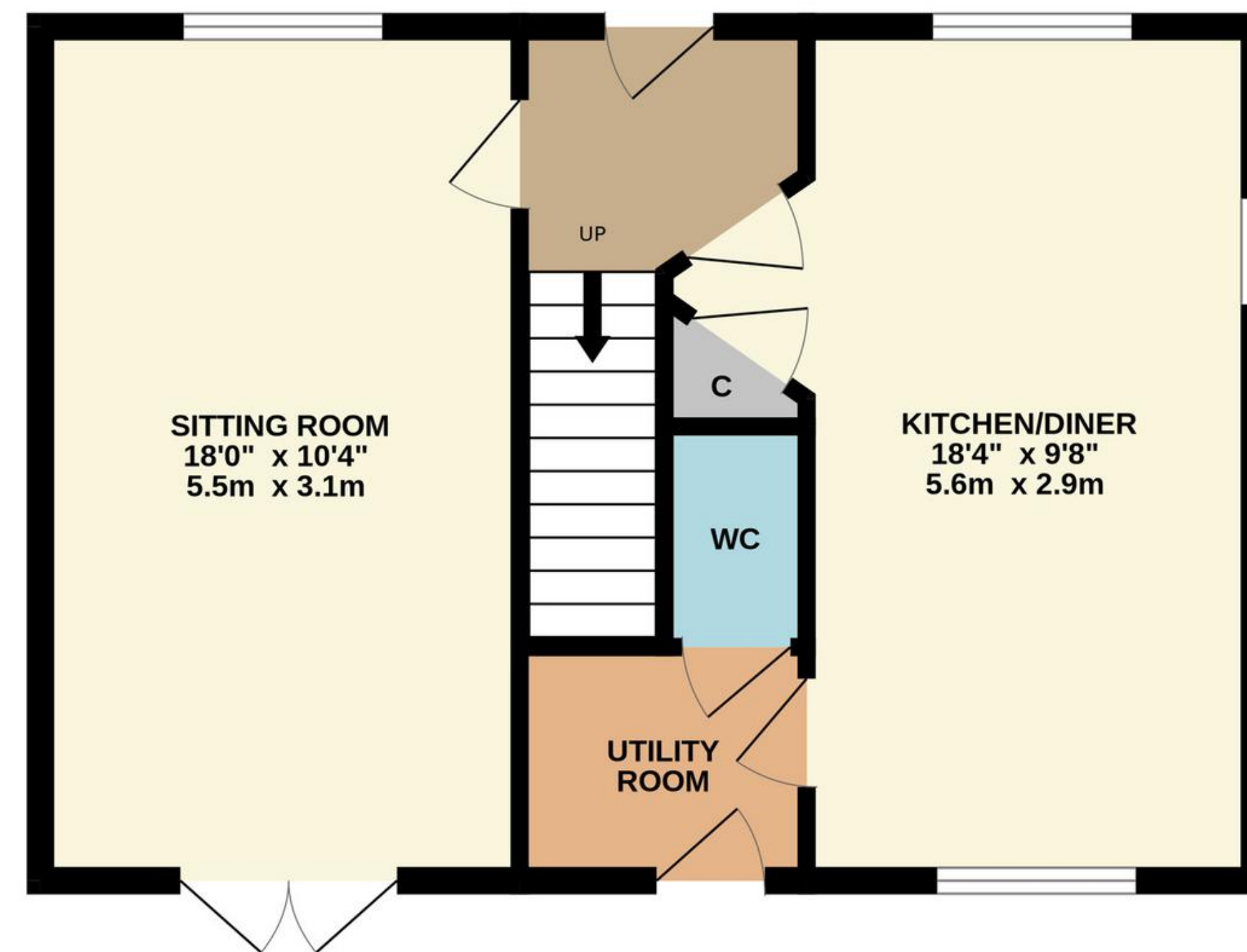
Maintenance charge approx. £230 per annum.

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 : 1154 sq.ft. (107.3 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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