



Smiths  
your property experts

# Leveret Way

## East Leake

- Immaculate and modern detached family home
- Set in a corner plot with South West facing rear gardens
- Generous double-width driveway and a detached double garage
- Four impressive double bedrooms and three bathrooms
- Contemporary 'living' kitchen and a separate utility room
- Bay-fronted sitting room and a second reception room
- Sought-after village with excellent amenities and local schooling
- Sold with the remainder of a 10-year NHBC warranty



## General Description

Smiths Property Experts offer to the market this immaculate and modern four-bedroom detached home, occupying a generous plot with a six-car driveway, double garage and South West facing rear gardens. The property offers bright and contemporary living space over two floors. The property was constructed in 2020 and benefits from the remainder of its 10-year NHBC warranty.

## The Location

East Leake has a thriving village centre with an array of amenities, including several independent shops and eateries. There is excellent primary and secondary schooling, a doctor's surgery, a dental practice, a chemist, and a library. Access to Loughborough and Nottingham is easy via car or the South Notts number 1 bus service. East Midlands Airport is also just 6 miles away.







## The Property

Internally, this property offers approximately 1,565 square feet of modern, high-specification living space across two floors.

In brief, expect to find a spacious entrance hall with a WC and cloaks cupboard, a bay-fronted formal sitting room, a dining room, and a most impressive 'living' kitchen to the rear with direct garden access. The kitchen is fitted with a range of built-in appliances and Quartz work surfaces. There is an accompanying utility room.

The galleried landing has a large airing cupboard and, in turn, leads to four impressive double bedrooms and the contemporary family bathroom. The principal bedroom suite is impressive, with a fitted dressing room area and ensuite facilities, and the second bedroom also has an ensuite shower room.

## The Outside

The property is set back from the road and enjoys a corner plot with a landscaped frontage. To the right-hand side is a generous double-width driveway with off-road parking for up to six vehicles, and behind is a detached double garage with up-and-over doors, power, and lighting.

The rear gardens have a South West facing aspect, with a flagstone laid terrace to the immediate rear of the main house. The remainder of the gardens are laid to lawn.







## Distances

Loughborough 5 miles, Nottingham 11 miles, Leicester 18 miles, and Derby 17 miles.

Loughborough Train Station 5 miles (trains to London from 1 hour 15 minutes), East Midlands Parkway Station 6 miles, and East Midlands Airport 9 miles (distances and timings are approximate).

## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

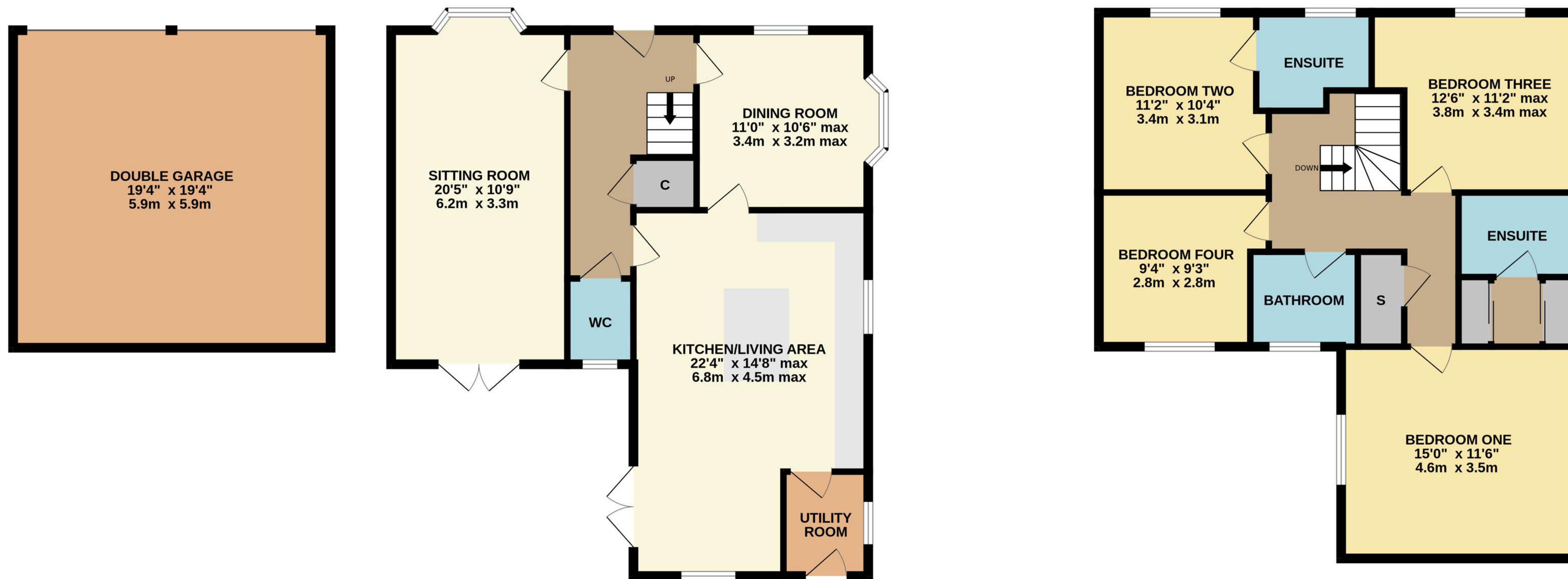
Maintenance charge: approx. £259.16 per annum.

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 : 1940 sq.ft. (180.2 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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