



Smiths
your property experts

Heavenside

East Leake

- No upward chain
- Spacious and well-presented detached family home
- Built by David Wilson Homes in a highly regarded development
- Four double bedrooms, all with fitted wardrobes, and two bathrooms
- Open-plan 'living' kitchen and three reception rooms
- Generous off-road parking and a double garage
- South-facing lawned rear gardens with a decked area
- Walking distance of Meadow Park and the village centre

General Description

Smiths Property Experts offer to the market this spacious and well-presented four-bedroom detached family home built by David Wilson Homes. The property is situated in a highly regarded and sought-after position in East Leake within easy walking distance of Meadow Park and the village centre.

The property features South-facing rear gardens and a double garage. Internally, expect to find four reception rooms, four double-sized bedrooms, and two and a half bathrooms. In our opinion, the property represents a great example of a modern family home in this sought-after Rushcliffe village.





The Property

The property has an impressive floor area measuring approximately 1,700 square feet, including the attached double garage. The accommodation is laid over two floors, providing uPVC double glazing and gas central heating throughout. In brief, the layout comprises an entrance hall, a WC, a bay-fronted sitting room, a playroom/office, a 27' long 'living' kitchen, a conservatory, and a utility room. The first-floor landing leads to four double bedrooms and the family bathroom. All the bedrooms have fitted wardrobes, and the principal bedroom has an en-suite shower room.

The Outside

Set in a quiet cul-de-sac, the property stands behind a block paved frontage with off-road parking for several vehicles and access to the garages. To the rear are South facing lawned gardens with a large, decked area to the immediate rear of the house. To the right-hand side and behind the garages is a hidden area, ideal as a vegetable patch or working area.

The Location

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.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

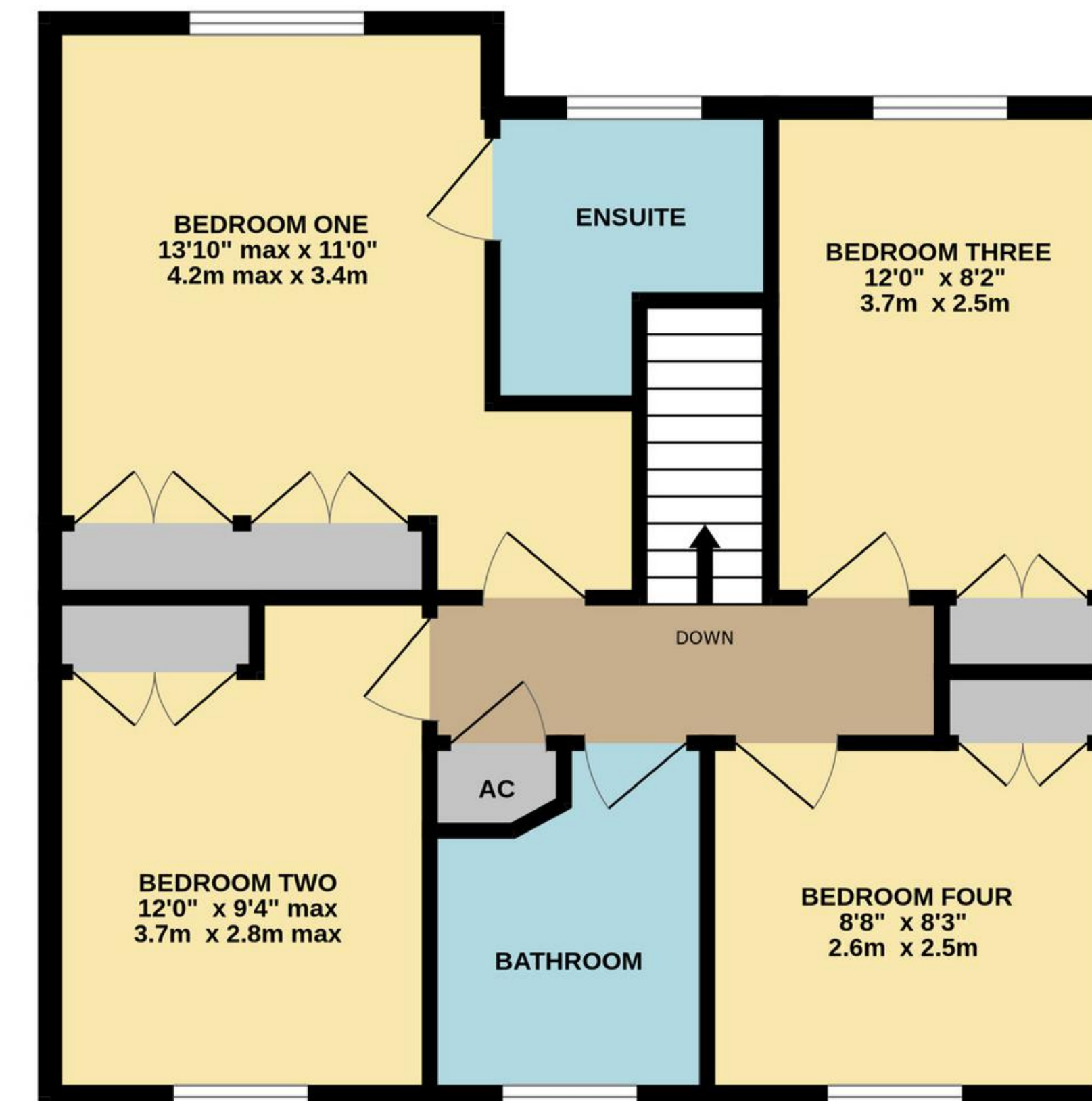
Important Information

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.

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 : 1712 sq.ft. (159.1 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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