



Smiths
your property experts

Brookfields Way

East Leake

- Beautifully presented detached family home
- Open-plan 'living kitchen' with bi-fold doors
- Snug area with a wood-burning stove
- Three double bedrooms and two bathrooms
- Generous West facing rear gardens
- Private double-width driveway and a single garage
- Sought-after village with excellent local schooling
- Desirable development with access to Meadow Park

General Description

Smiths Property Experts offer to the market this beautifully presented and skilfully extended detached family home in a highly regarded and sought-after position in East Leake. The property has West facing private rear gardens and is within easy distance of Meadow Park and the village centre.

The property was constructed by the well-regarded local developer David Wilson Homes and has since been extensively modernised and remodelled by the current owners. In our opinion, this rarely available home represents an excellent example of a modern family home in this sought-after village.







The Property

The property has uPVC double glazing and gas central heating. The floor area is approximately 1,447 square feet (including the integral garage) and is finished to an excellent standard.

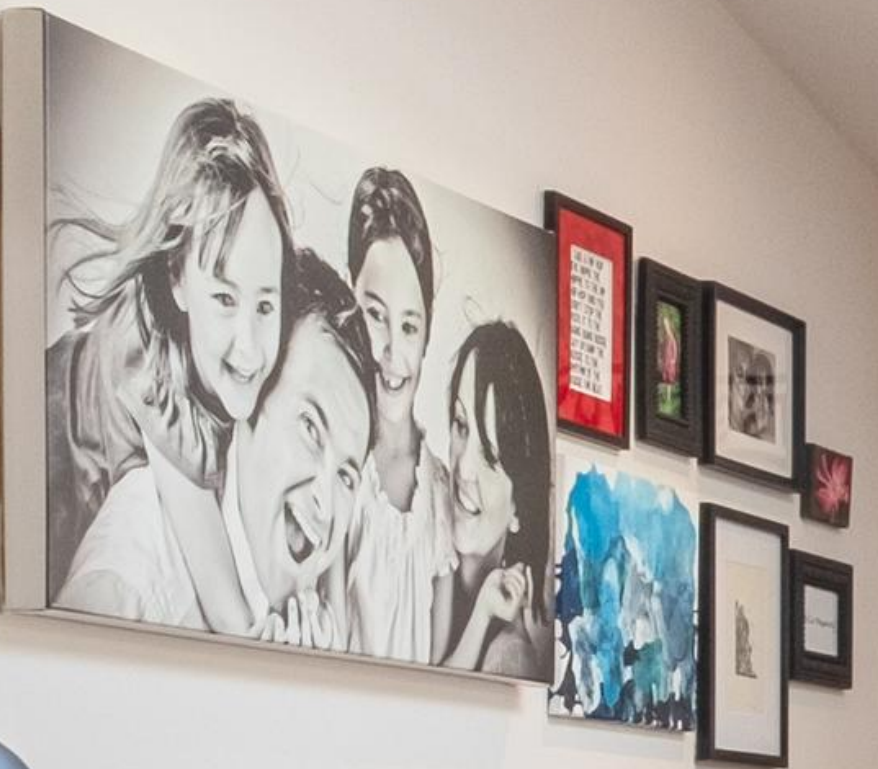
In brief, the accommodation comprises an entrance hall with stairs rising to the first floor, a bay-fronted sitting room, and a most impressive extended 'living kitchen', with bi-fold doors leading out to a West facing terrace. The kitchen is fitted in a modern style with an island unit, and there is a wood-burning stove in the snug area. Downstairs is also a useful utility room and WC.

Upstairs, the central landing has an airing cupboard and leads, in turn, to three double bedrooms and a family bathroom. The principal bedroom boasts a refitted en-suite shower room.

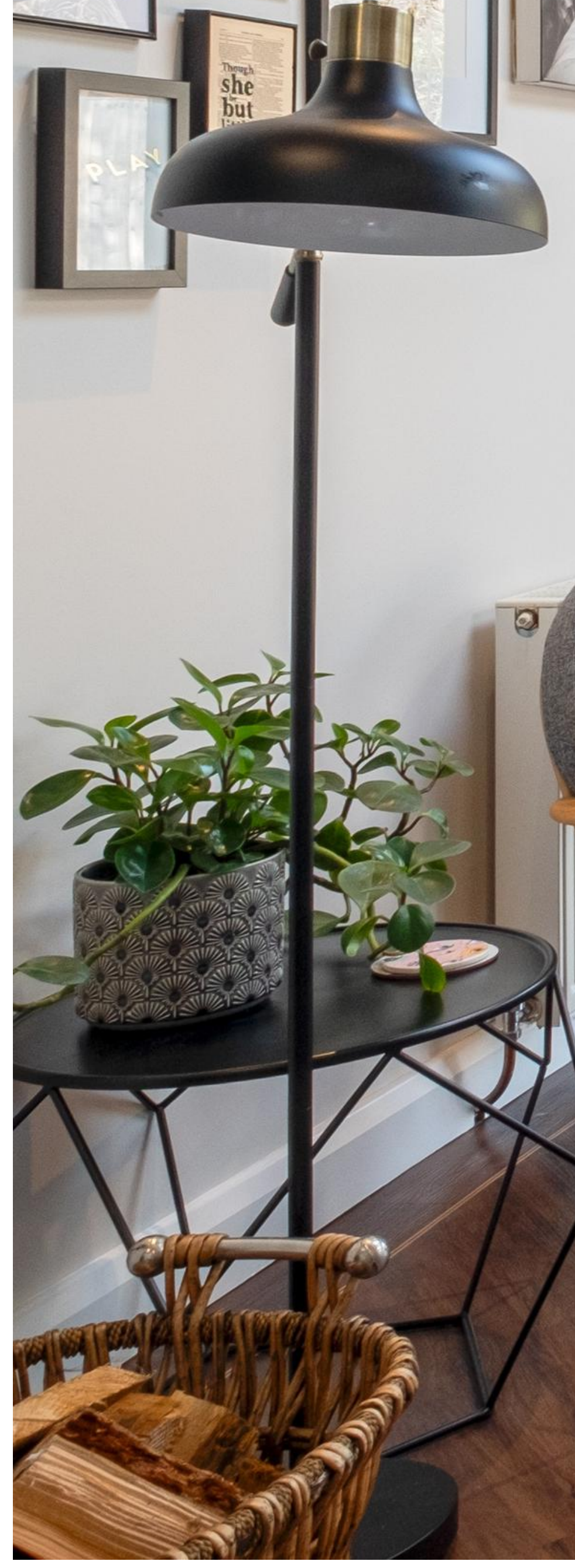
The Outside

Set behind lawned front gardens with a mature Birch tree on a 'no through' corner plot, there is a double-width driveway and a single integral garage. The plot is large to the rear, with a private West facing aspect. To the immediate rear of the living kitchen is a flagstone laid terrace that wraps around the left-hand side of the property and gives extensive seating for entertaining or Al-Fresco dining. Behind the terrace are flat lawns with mature borders, and there is a useful garden store/shed at the bottom of the plot.





IT'S GIN O'CLOCK





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.

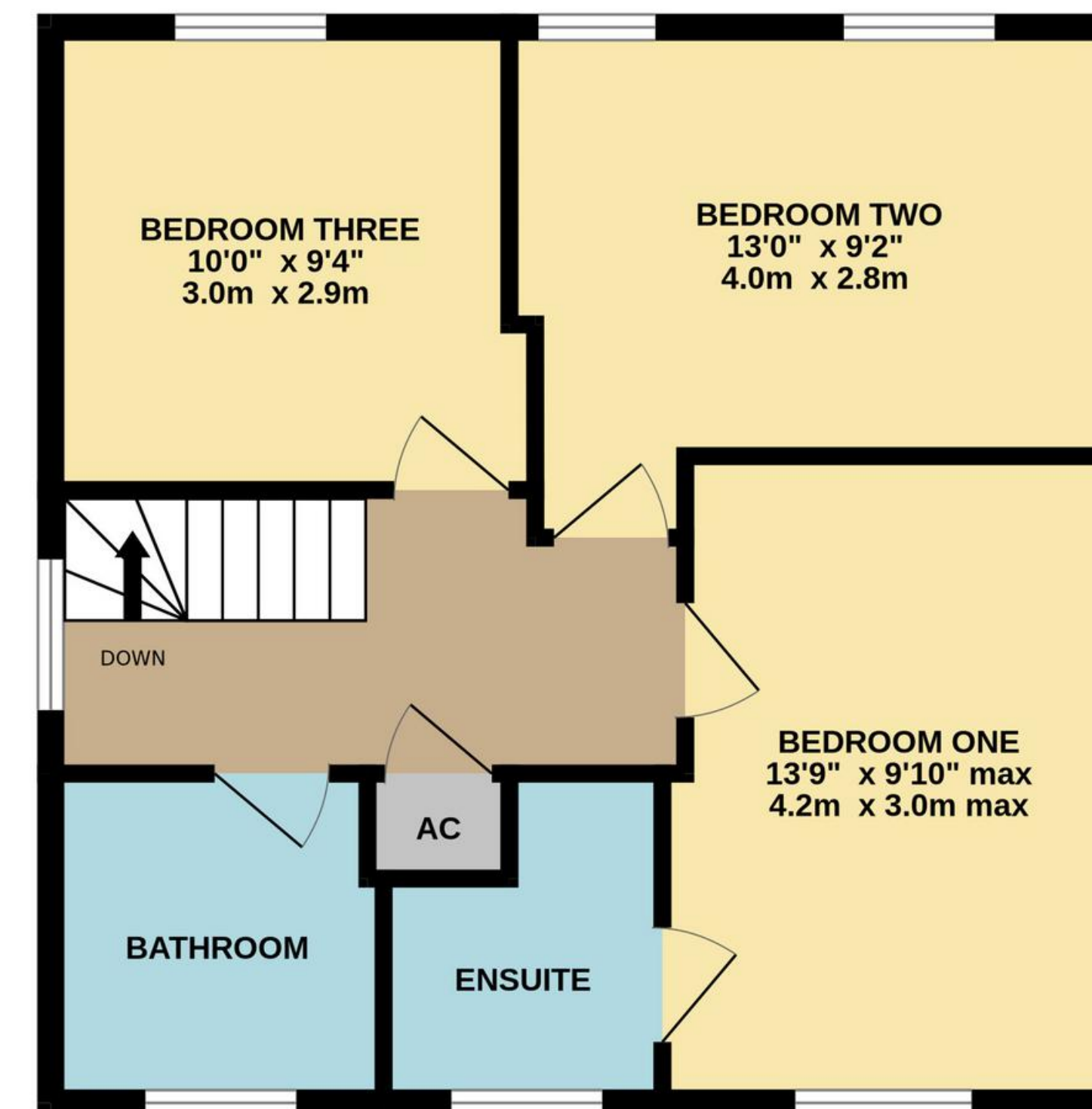
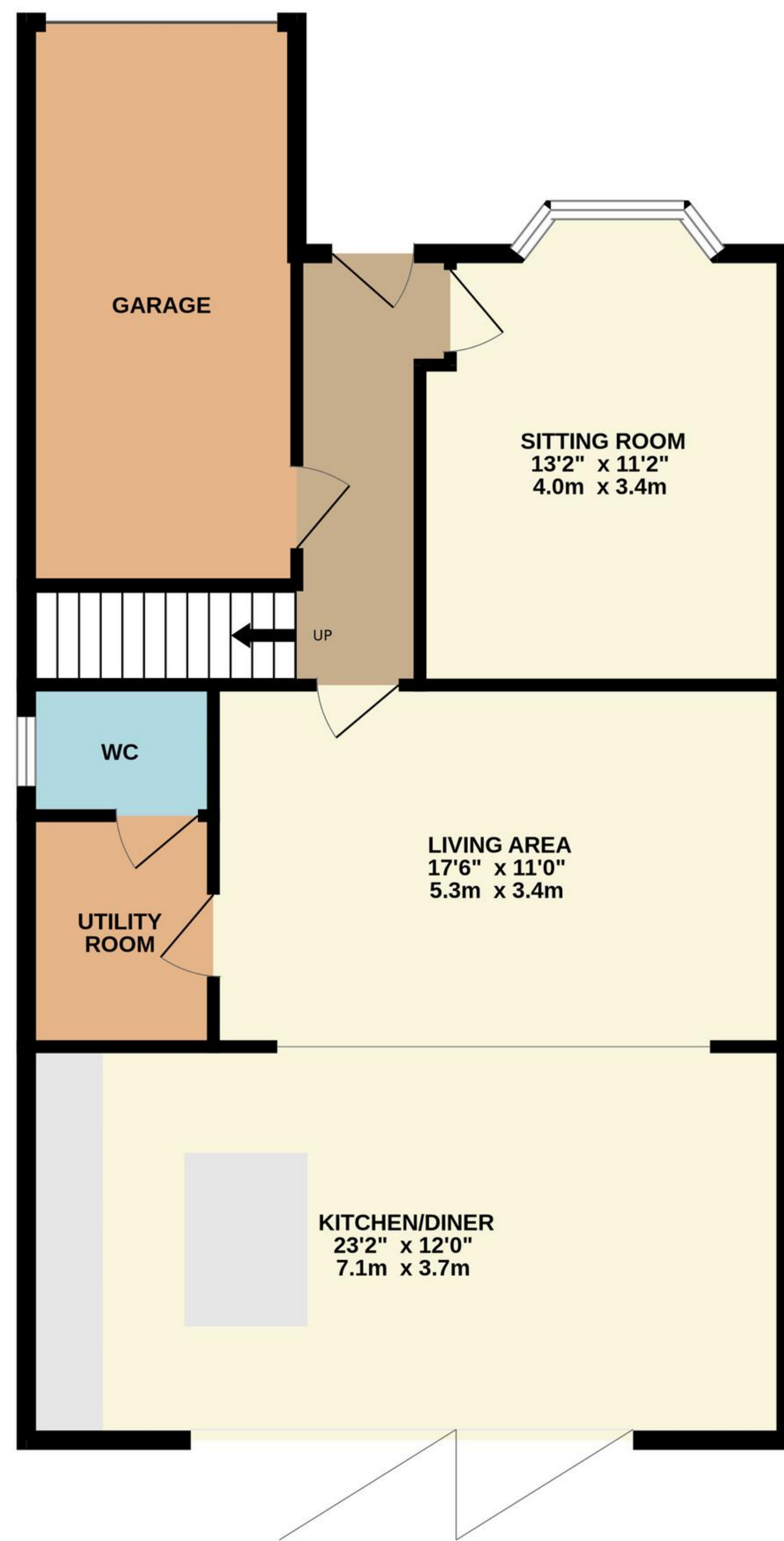
Tenure: Freehold. Council Tax Band: D.

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 : 1447 sq.ft. (134.4 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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