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Meeting House Close

East Leake

- Detached family home in a corner plot
- Sought-after cul-de-sac location close to amenities
- Three/four bedrooms and two bathrooms
- Off-road parking for four vehicles and a double garage
- Extended family kitchen and a utility room
- Established front and rear gardens
- Thriving village with excellent local schooling

General Description

Smiths Property Experts are favoured with instruction to market this excellent detached family home that occupies a corner plot on Meeting House Close in East Leake. The property is located in a well-regarded area in this popular and well-serviced Nottinghamshire village.

The property has been maintained to an excellent standard and extended to create a wonderful family home with generous reception space, ample parking, and a double garage to the front.

A short walk from the house leads to beautiful open countryside in one direction, and the other direction leads to the village High Street, where you can find a wide range of excellent shops, cafes, restaurants, and a surgery.





The Property

This property has been a great family home for the current owners, providing high-quality living space over two floors. The gross floor area, including the detached double garage, is approximately 1,500 square feet. The property features double glazing and gas central heating throughout. Inside, you will find an entrance porch, a hallway, a WC, a front-to-back sitting and dining room, a conservatory with direct garden access, an extended family kitchen, and a utility room.

The upper floor of the house was originally built with four bedrooms, including an en-suite shower room in the main bedroom and a family bathroom. The fourth bedroom is currently being used as a dressing room for the main bedroom, but the partition wall and the door to the landing can be easily restored by the current owners prior to completion or by the eventual purchaser.

The Outside

This property is situated on a corner plot in a sought-after cul-de-sac location. The front of the property has a large lawn on the right-hand side, with a double-width driveway that can easily accommodate up to four cars. Behind the driveway is a double garage with up-and-over doors, a personnel door to the side, and open eaves that provide additional storage.

The private gardens extend to the left-hand side and rear of the property. In front of the utility room, there is a covered area. The lawns are surrounded by mature borders and there is a patio area at the rear of the property. A wall to the South and closed board fencing border the property.





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.

Smiths Property Experts

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TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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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