



Smiths  
your property experts



# Porritt Close

## East Leake

- Beautifully presented detached family home
- Built by a small developer as one of twelve high-quality builds
- Double-width driveway and an oversized detached garage
- Open-plan contemporary kitchen and a separate utility room
- Lawned south-facing rear gardens
- Four double bedrooms and two bathrooms
- Residential cul-de-sac location in this popular village

## General Description

Smiths Property Experts offer to the market this immaculate and beautifully presented four-bedroom detached family home, built by a small developer as one of twelve high-quality new build properties in 2020. The property is finished to a superb specification and boasts a double-width driveway, an oversized detached garage, and a beautiful open-plan family kitchen with direct access to south-facing rear gardens.

## The Location

The village has a true community feel and spirit with excellent local schooling and a bustling High Street. The amenities include a bakery, greengrocers, a florist, and several coffee shops, pubs and eateries. There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.











## The Property

Internally, the property is presented in 'turnkey' condition, with a gross internal area of approximately 1,250 square feet (1400 square feet, including the detached garage). The accommodation is laid across two floors and centred around a light-filled spacious entrance hall and first-floor landing.

The living space includes a hall, a WC, a formal sitting room, and an open-plan family kitchen fitted with fully fitted shaker-style units and high-spec integrated appliances. The kitchen has direct garden access via glazed French doors, and there is also a large utility room. Upstairs are four good-sized bedrooms, all capable of fitting double beds, and a modern family bathroom. The main bedroom also affords en-suite facilities. All the windows throughout the property have been fitted with shutters by the current owners.

## The Outside

Externally, the property occupies a good position in a residential cul-de-sac, with landscaped front gardens and a private double-width driveway to the left-hand side leading to an oversized detached garage with power and lighting. To the rear lawned South facing gardens.











## Property Information

EPC Rating: B.

Tenure: Freehold. Maintenance Charge: Circa £235.

Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

## Important Information

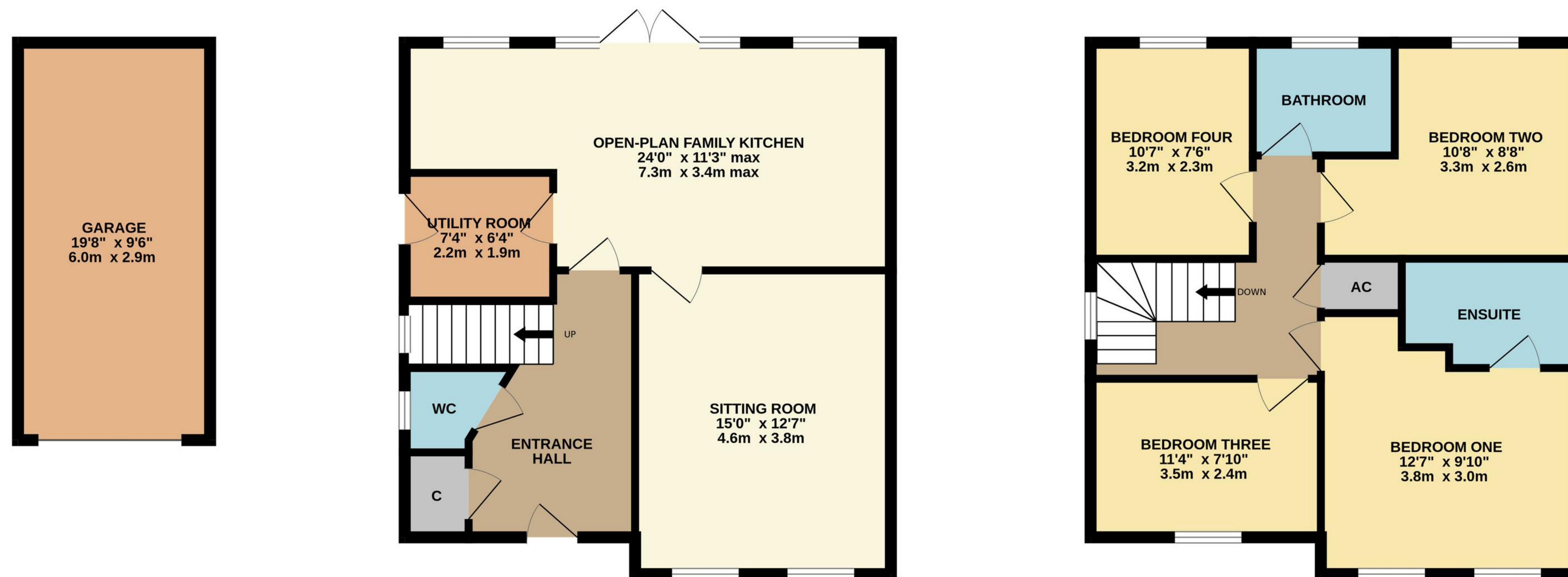
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## Smiths Property Experts

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 : 1404 sq.ft. (130.4 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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