



Smiths
your property experts

Sheepwash Way

East Leake

- An immaculate detached modern family home
- Lovingly maintained 'turnkey' interiors
- Four good-sized bedrooms and two bathrooms
- Open-plan kitchen/diner and a utility room
- Two downstairs reception rooms
- Lovely position with an open aspect to the front
- Double-width driveway and an oversized single garage
- Low-maintenance landscaped rear gardens

General Description

Smiths Property Experts offer to the market this immaculate detached modern home boasting four good-sized bedrooms, two bathrooms, two reception rooms, and an open-plan kitchen/diner.

The property benefits from an open aspect to the front and is located in the sought-after village of East Leake. The current owners have lovingly maintained the property, which is in superb 'turnkey' condition and has the remainder of a 10-year NHBC warranty.







The Property

This modern house features three reception rooms that can be accessed from a central entrance hall. There is a sitting room, a playroom/snug, a kitchen/diner with French doors leading to the rear garden, a utility room, and a WC. The landing is spacious and leads to four good-sized bedrooms, including three double rooms, and a modern family bathroom. The main bedroom suite has an en-suite.

The Outside

The property is situated at the end of a cul-de-sac, with a green view to the front and a large, landscaped frontage. The private North West facing gardens to the rear have been landscaped with flagstones and feature a hot tub in the left rear corner (available for purchase separately). Additionally, the property has a double-width driveway to the rear and an oversized single garage with an up-and-over door, power, and lighting.

The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service. East Midlands Airport is just six miles away.







Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

Maintenance: circa £150 per annum.

Local Authority: Rushcliffe Borough Council.

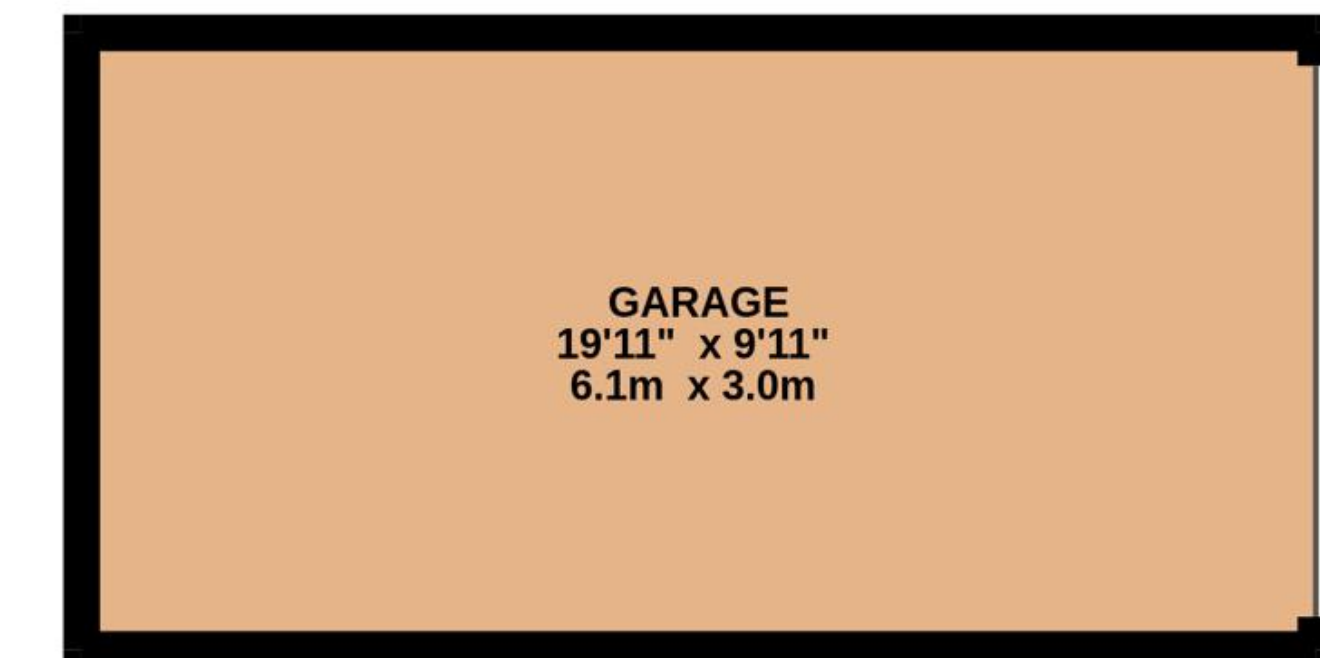
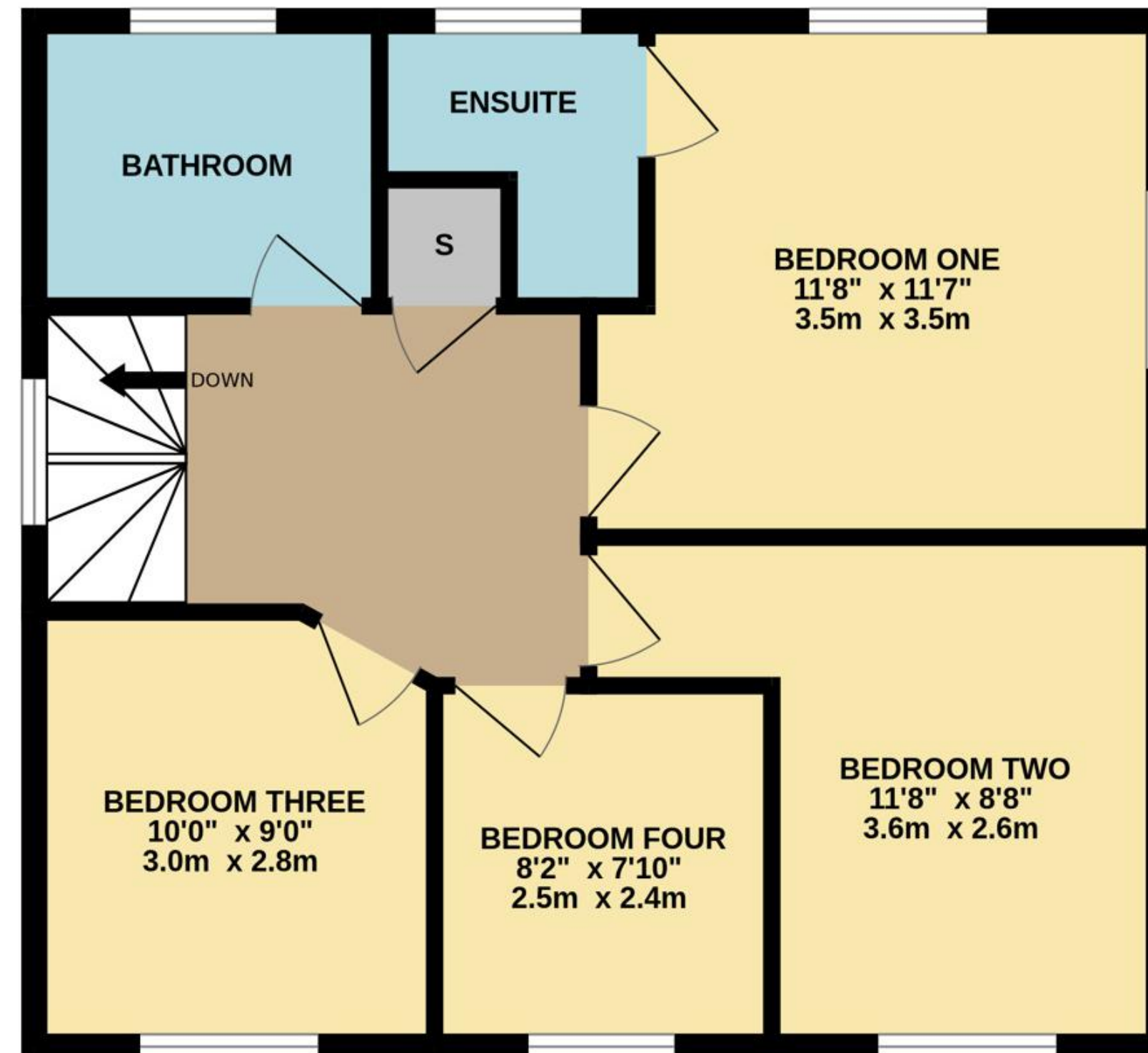
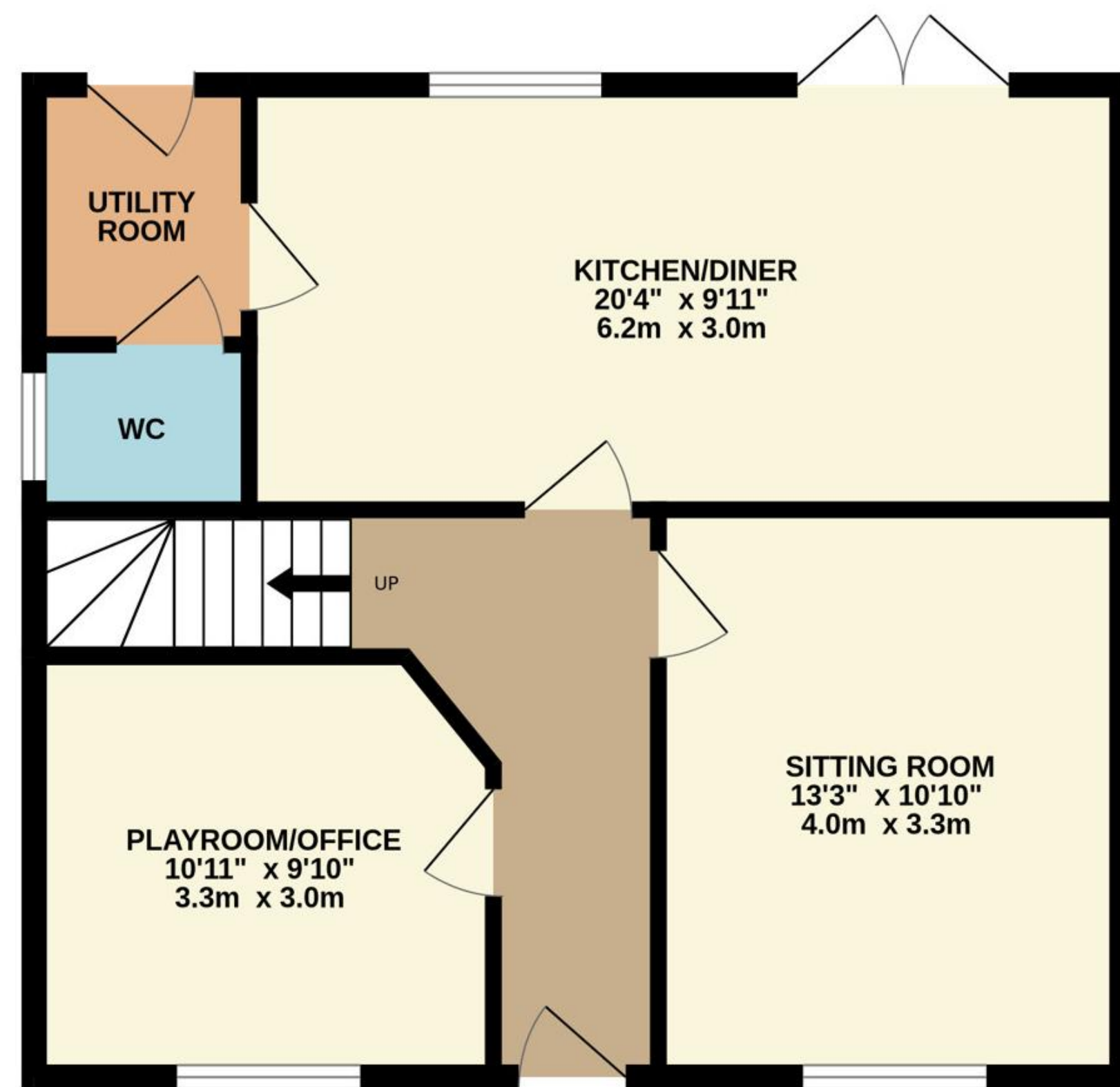
Important Information

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.

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 : 1371 sq.ft. (127.4 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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