



Smiths  
your property experts



# Thistle Bank

## East Leake

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- An immaculate semi-detached family home
- Sought-after location in this popular village
- Front driveway and an integral garage
- Three good-sized bedrooms and two bathrooms
- Refitted contemporary kitchen and two reception rooms
- Generous West facing rear gardens
- Walking distance to both Meadow Park and the village centre
- Excellent primary and secondary schooling close by

## General Description

Smiths Property Experts offer to the market this immaculate three-bedroom semi-detached property built by Bloor Homes. The property is situated in a sought-after residential area, within easy reach of both Meadow Park and the village centre.

## The Location

The village has an active local community and boasts excellent 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.







## The Property

The property provides uPVC double glazing and gas central heating. There is a floor area of approximately 962 square feet (including the integral garage).

The living accommodation comprises an entrance hall, a sitting room, a dining room with direct garden access, and a refitted contemporary kitchen. Upstairs are three good-sized bedrooms and a family bathroom. The main bedroom suite affords built-in wardrobes and updated ensuite facilities.

## The Outside

The property is located on a corner plot in a sought-after area of the village. To the front are low-maintenance gardens and a driveway leading to an integral garage with an up-and-over door. There is side access to the rear.

The generous West facing gardens benefit from afternoon sun. There is a large seating terrace, lawned and gravelled areas, and to the bottom of the garden a substantial timber shed.







## Property Information

EPC Rating: D

Tenure: Freehold. Council Tax Band: C

Local Authority: Rushcliffe Borough Council.

## Important Information

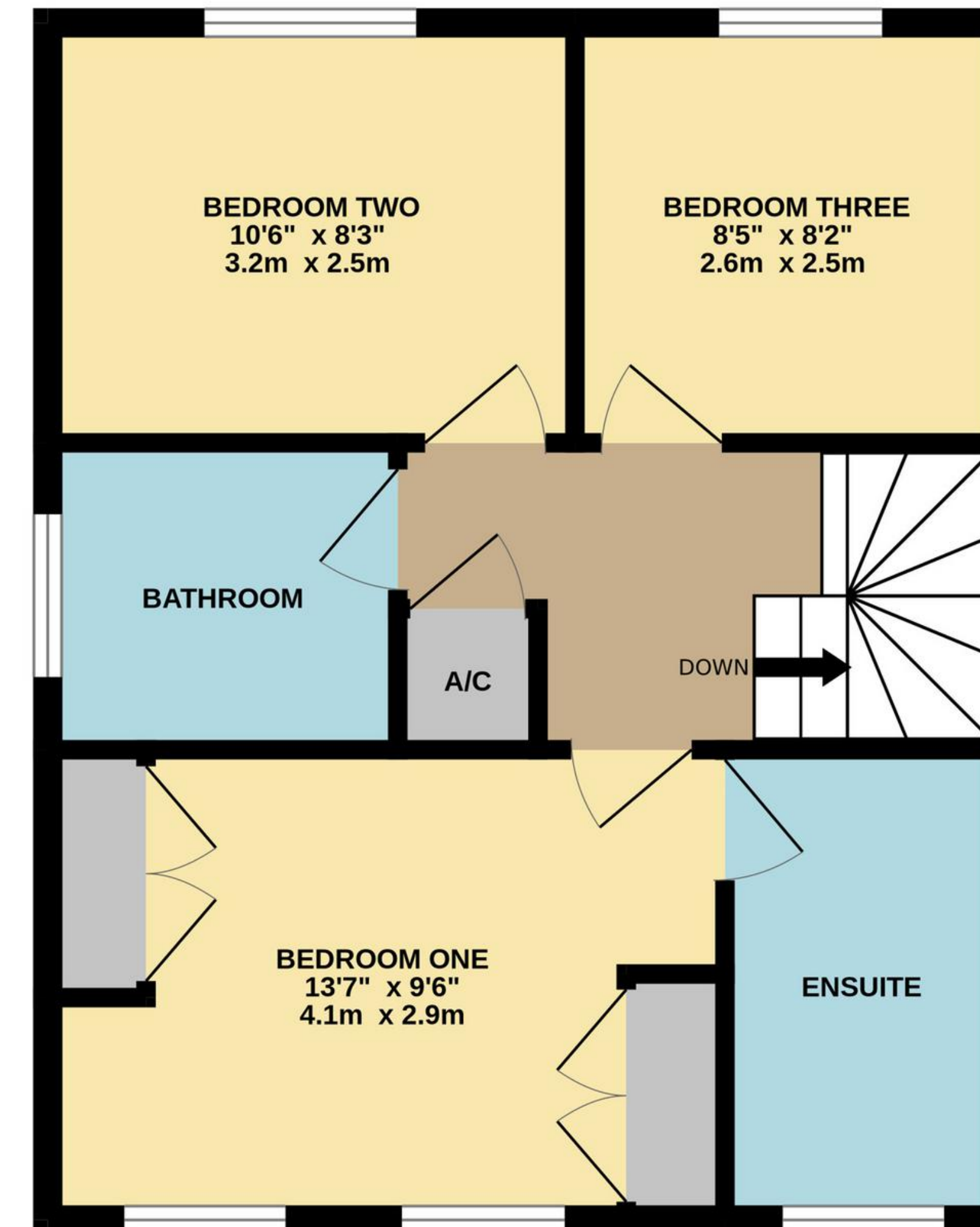
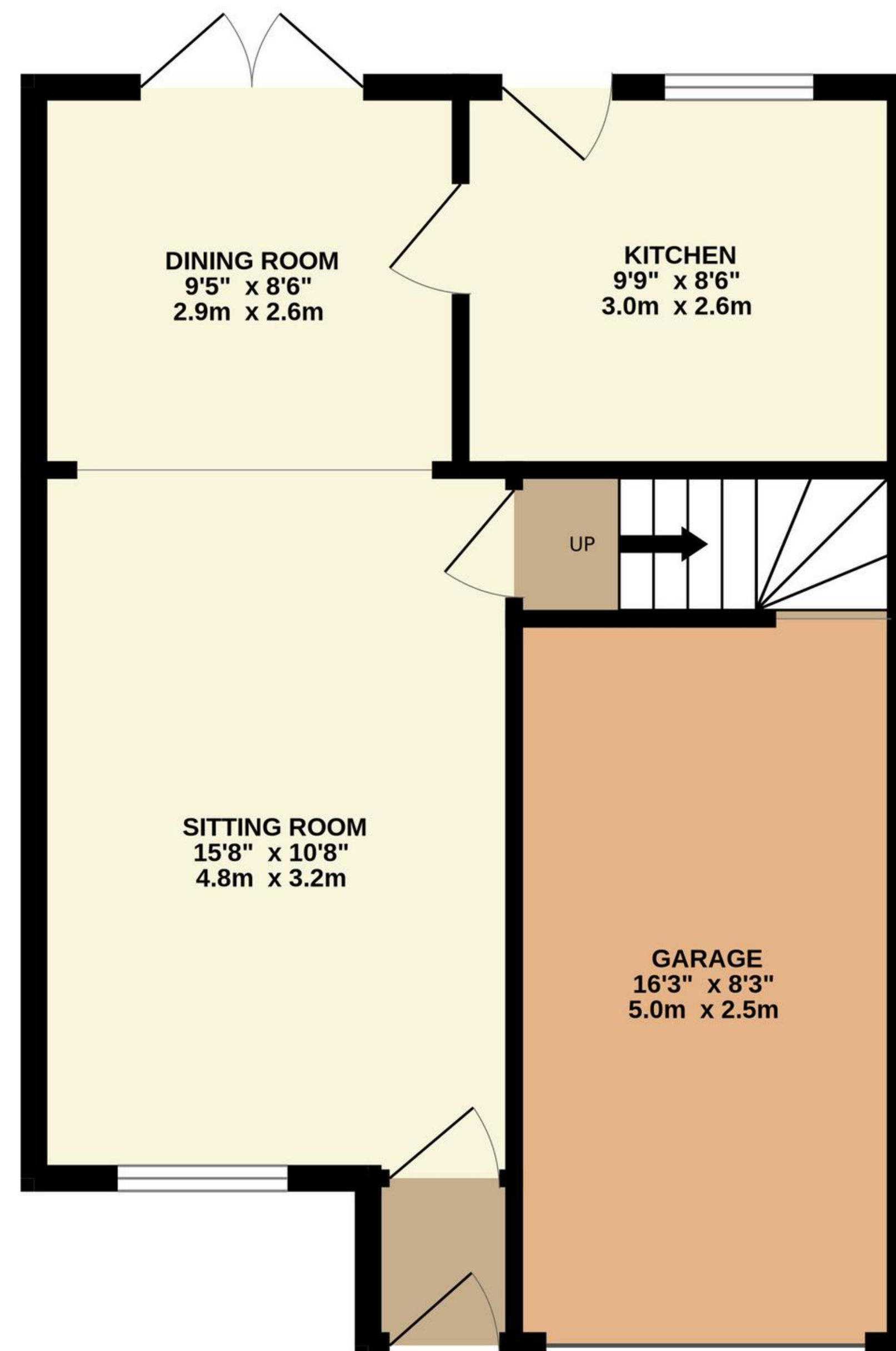
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## Smiths Property Experts

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 : 969 sq.ft. (90.0 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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