



Smiths  
your property experts



# Yew Close

## East Leake

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- Beautifully upgraded detached family home
- Extended living space with a vaulted ceiling and bi-fold doors
- Private and landscaped West facing gardens
- Shaker-style kitchen with high-quality fitted appliances
- Sitting room with a wood burning stove
- Four generous bedrooms and two bathrooms
- Driveway with parking for three vehicles and a garage
- Quiet residential cul-de-sac close to the village centre

## General Description

Smiths Property Experts offer to the market this exceptional and beautifully upgraded four-bedroom detached family home set on Yew Close in the highly regarded village of East Leake. The property boasts West facing landscaped gardens, off-road parking for up to three vehicles, and beautiful, generous interiors finished to a high specification.

## 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.











## The Property

Internally, the property has been lovingly upgraded by the current owners. The floor area measures approximately 1,501 square feet, is laid across two floors, and includes an integral garage.

The property has been refitted to a modern and high standard. The accommodation is exemplary and includes a spacious entrance hall with a cloakroom and WC, a sitting room with a wood-burning stove, and a stunning modern shaker-style kitchen with high-quality appliances. This leads into a beautiful living space with a vaulted ceiling, skylights, and bi-fold doors that open directly onto the West-facing patio.

Upstairs there are four bedrooms, all of which are capable of accommodating double beds, and a family bathroom. The main bedroom features built-in wardrobes and a cleverly added en-suite.

## The Outside

The property occupies an elevated position in a quiet residential cul-de-sac just a short walk from the village centre. Set back from the road behind the driveway, there is off-road parking for up to three vehicles side by side. There is generous access to the side leading to the landscaped West facing rear gardens. The gardens feature a central lawn with mature borders, a large timber store, and a full-width entertaining terrace to the immediate rear of the main house.











## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

## Important Information

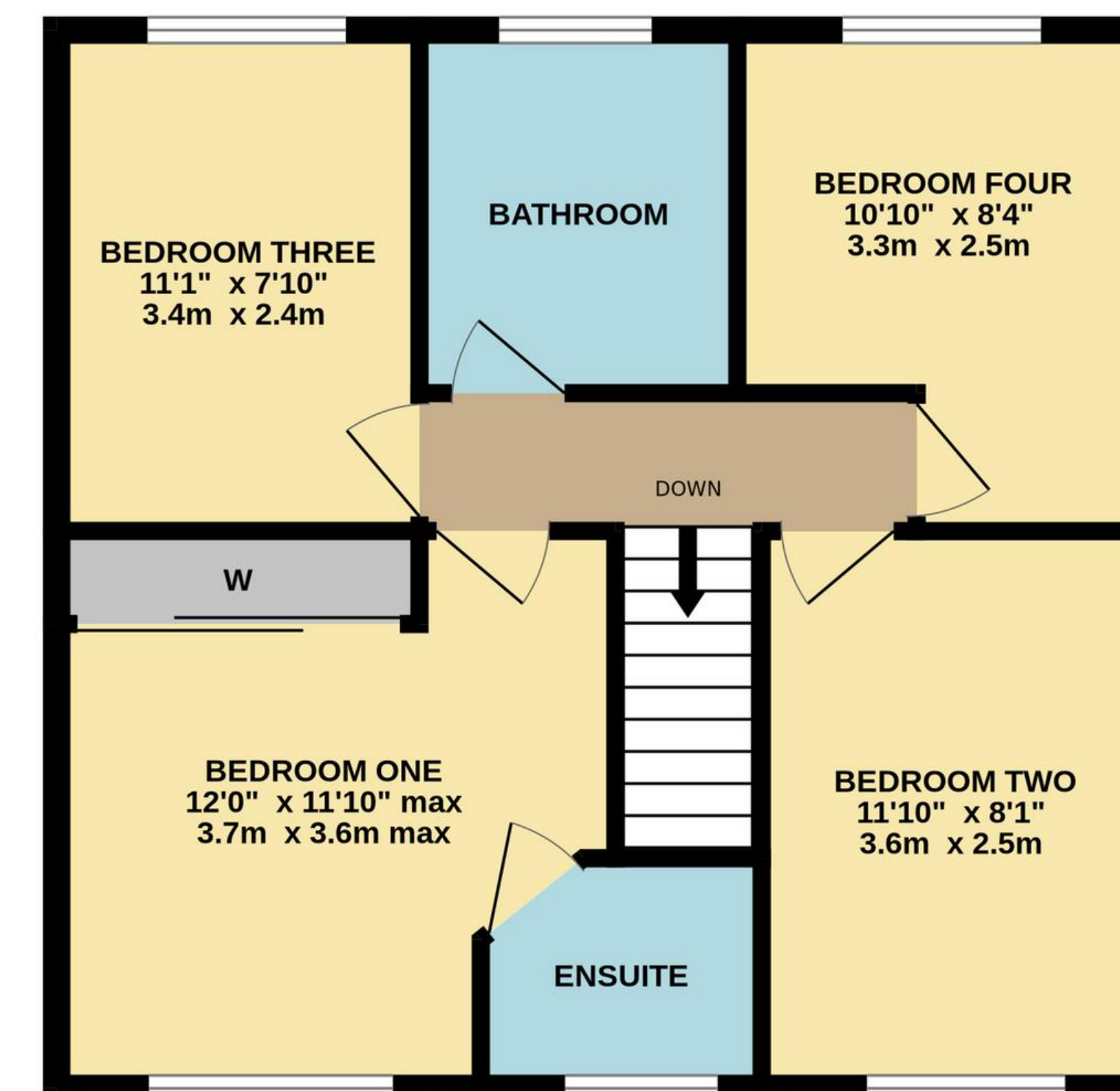
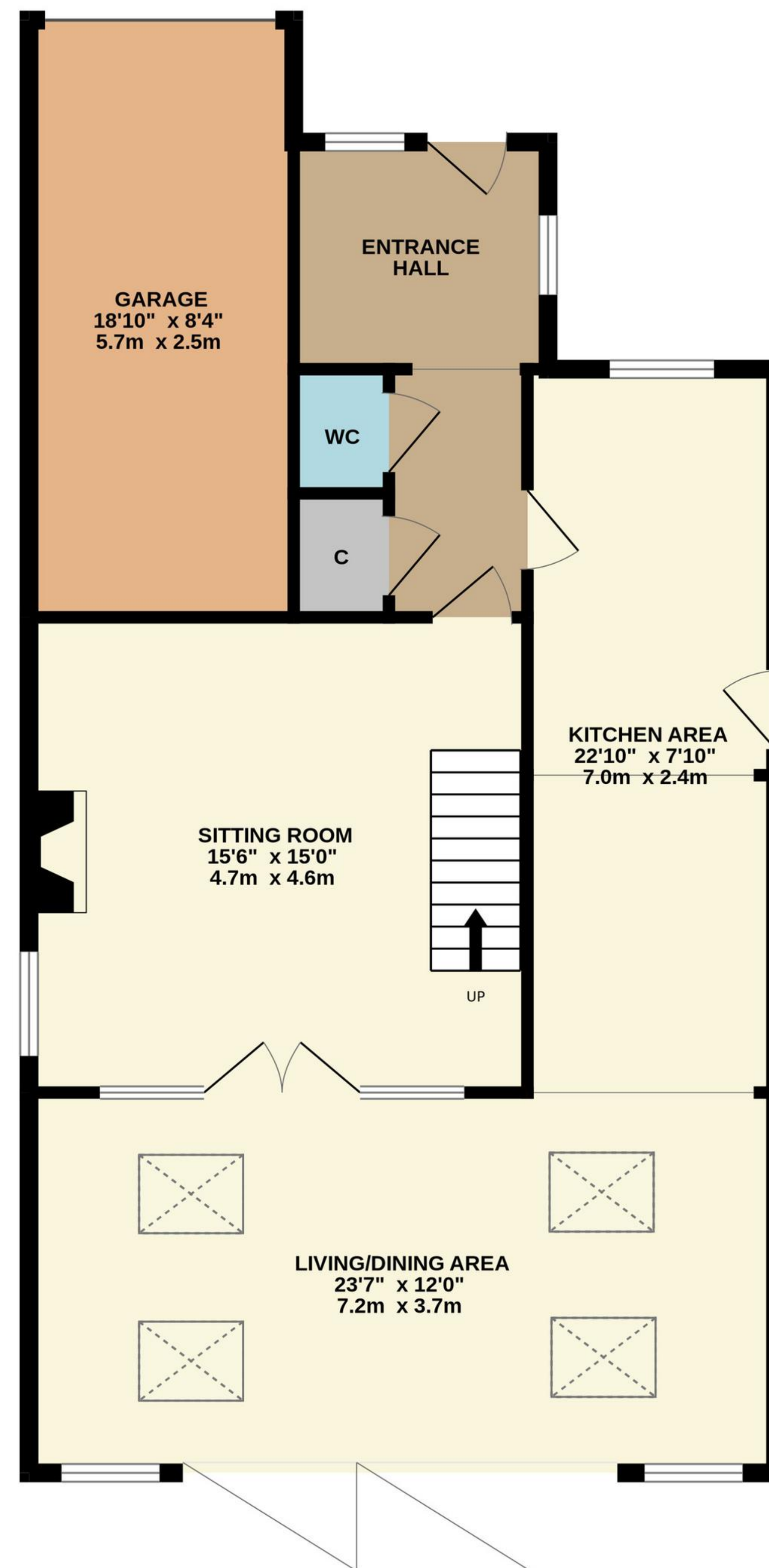
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## Smiths Property Experts

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 : 1501 sq.ft. (139.4 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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