



Smiths  
your property experts

# Leveret Way

## East Leake

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- Immaculate detached home built by Charles Church in 2019
- Five double bedrooms and three bathrooms
- Open-plan kitchen and two bay-fronted reception rooms
- Detached garage part fitted out as a gym
- Private driveway with an electric car charging point
- Beautifully landscaped, low-maintenance rear gardens
- Exceptional main bedroom suite with built-in wardrobes
- Short walk from the centre of the village and its amenities



## General Description

Smiths Property Experts offer the exceptional and immaculate five-bedroom detached home built by Charles Church in 2019. The property offers stunning contemporary living space and beautifully curated interiors in a modern, efficient, and low-maintenance home.

## 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, this property offers an impressive 1700 square feet of modern, high-specification and immaculate living space laid across three floors, arranged around a central entrance hall and staircase. On the ground floor, you can find a WC, two bay-fronted reception rooms, and an open-plan living kitchen at the rear that directly opens onto the rear gardens. The kitchen is equipped with a range of built-in appliances and light quartz work surfaces. On the first floor, you will find no less than four double bedrooms and a four-piece family bathroom. The two largest bedrooms also boast Jack & Jill en-suite facilities. On the second floor is the fabulous main bedroom suite, with an impressive bedroom featuring views to the front, contemporary built-in wardrobes and dressing area, storage, and en-suite facilities.

## The Outside

The property is situated in the highly regarded Ruchcliffe village of East Leake, just a short walk away from the open countryside and the village centre. The front of the property features low-maintenance gardens and a private driveway with an electric car charging point on the right-hand side. To the rear is an oversized detached garage with power, light, and an up-and-over door. The back half of the garage has been cleverly fitted out as a private gym. The rear gardens are fully landscaped and finished to a high specification. Affording a relatively private aspect, there are a number of seating and entertaining areas set around a central artificial lawn. Behind the garage is a fully operable hot tub to be included in the sale, perfect for summer evenings.







## Property Information

EPC Rating: D. Tenure: Freehold.

Maintenance Charge approx. £150 per annum.

Council Tax Band: F.

Local Authority: Rushcliffe Borough Council.

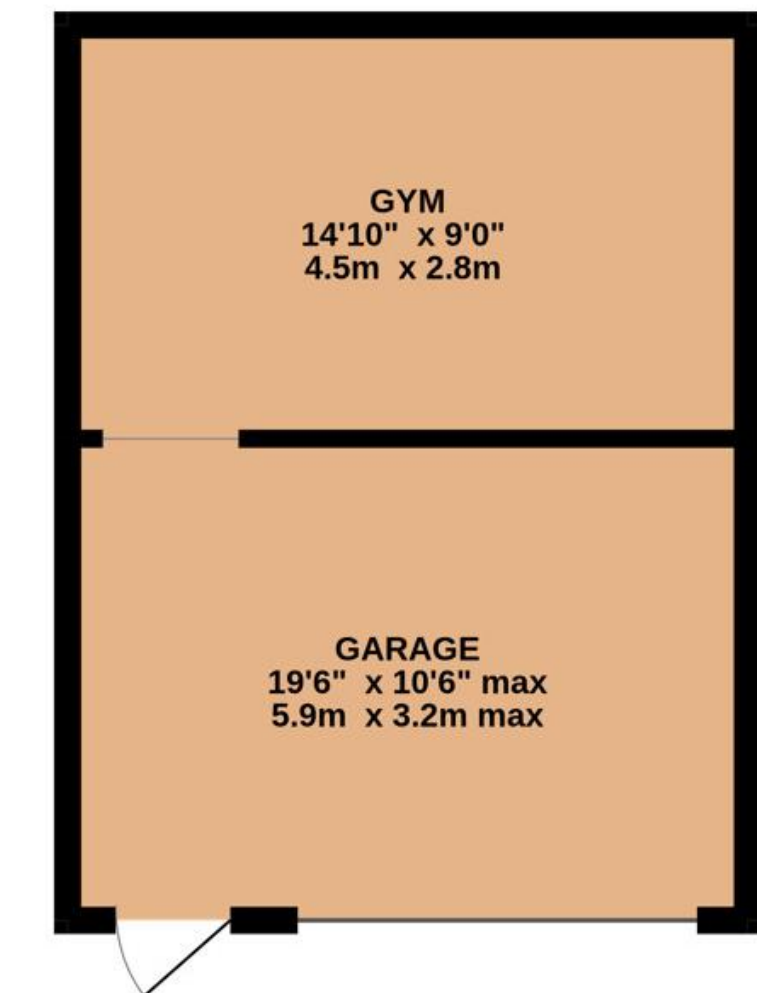
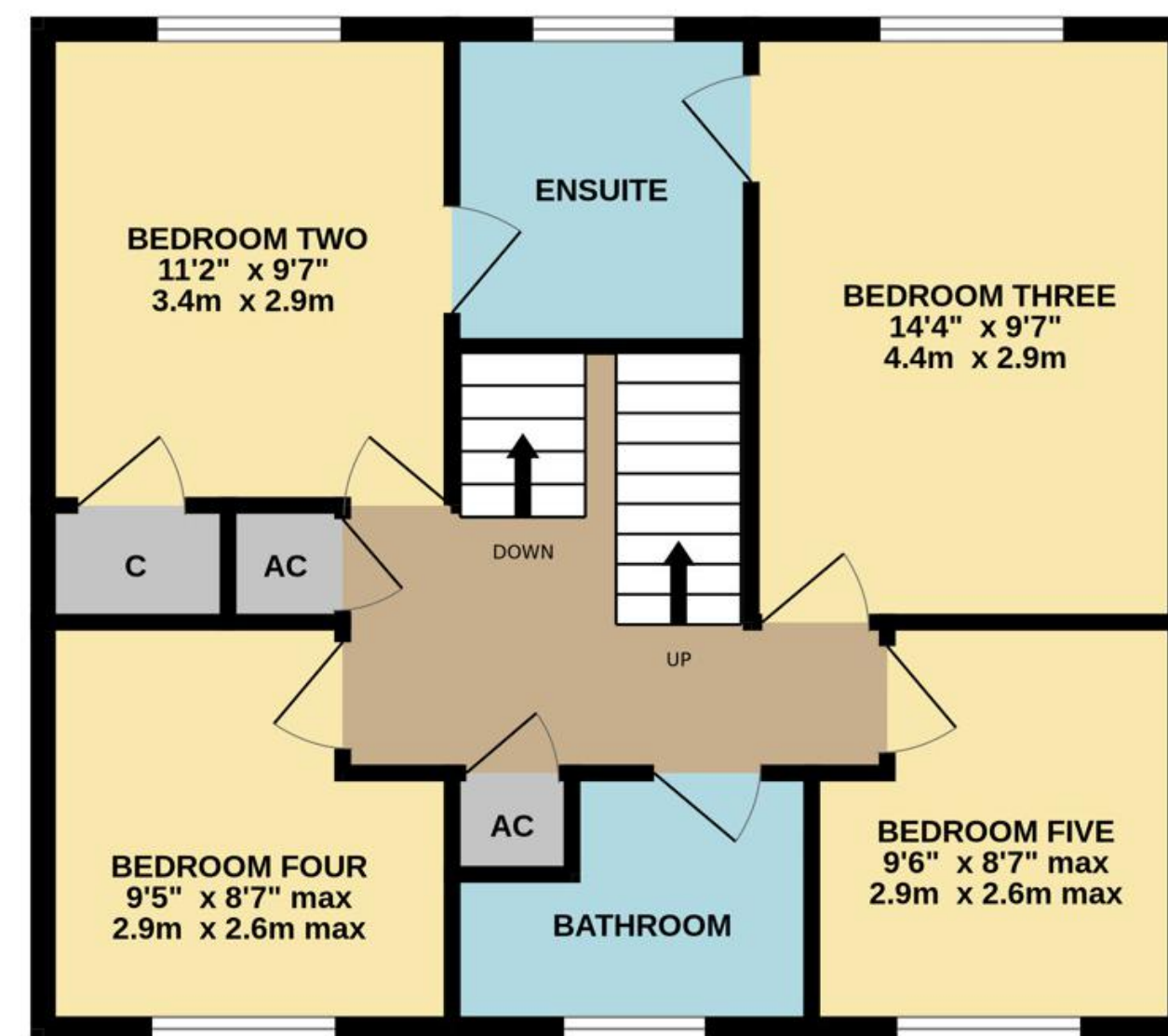
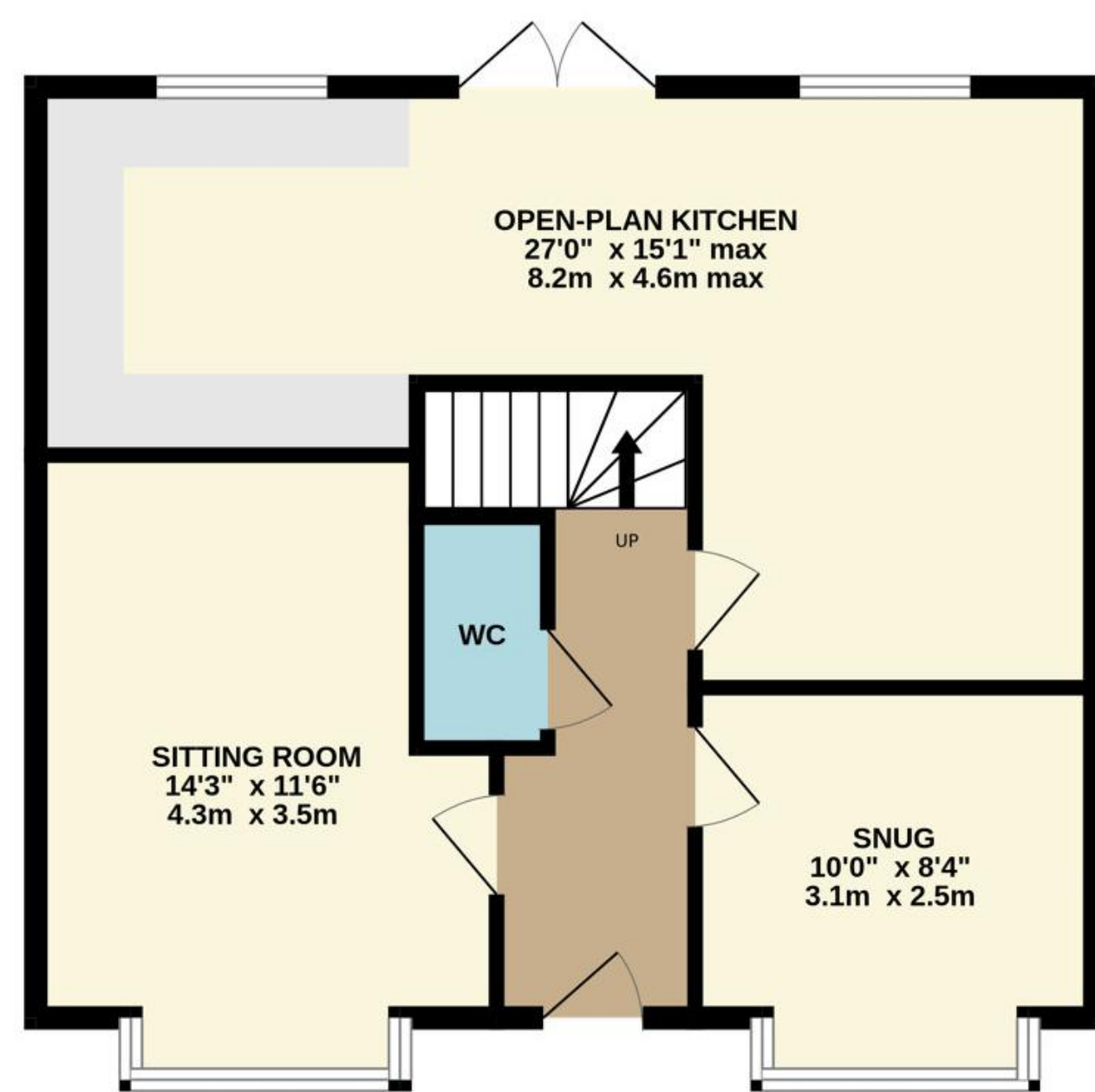
## Important Information

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 : 1986 sq.ft. (184.5 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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