



Smiths
your property experts

Porritt Close

East Leake

- Generous and extended detached family home
- Built by David Wilson Homes in 2011
- Situated in a corner plot with South facing gardens
- Off-road parking and a single garage
- Three good-sized bedrooms and two bathrooms
- Open-plan kitchen, dining, and living area
- Useful utility room and a downstairs w.c.
- Sought-after village with amenities and schooling

General Description

Smiths Property Experts present to the market this generous and extended three-bedroom detached family home. The property was built in 2011 by David Wilson Homes to the popular 'Hadley' design in the sought-after village of East Leake.

The property occupies a corner plot with South facing gardens to the rear. There is a driveway providing off-road parking and access to a single garage. The property has been extended to the ground floor to offer a triple-zoned kitchen, living, and dining area.





The Property

The property benefits from gas central heating and uPVC double glazing. The generous and bright living space extends to approximately 1,086 square feet. The accommodation comprises an entrance hall, a formal sitting room, and a fully fitted kitchen/diner that has been extended to include a large second living area with French doors leading directly out to the garden. There is also a downstairs w.c. and a separate utility room. Upstairs are three good-sized bedrooms and a family bathroom. The main bedroom affords an en-suite shower room and built-in wardrobes.

The Outside

The property is situated on a corner plot with a drive and a single garage to the rear. The private rear gardens are secure and South facing, with a large block-paved terrace and central lawn. There is a cherry tree and a raised bed to the rear.

The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

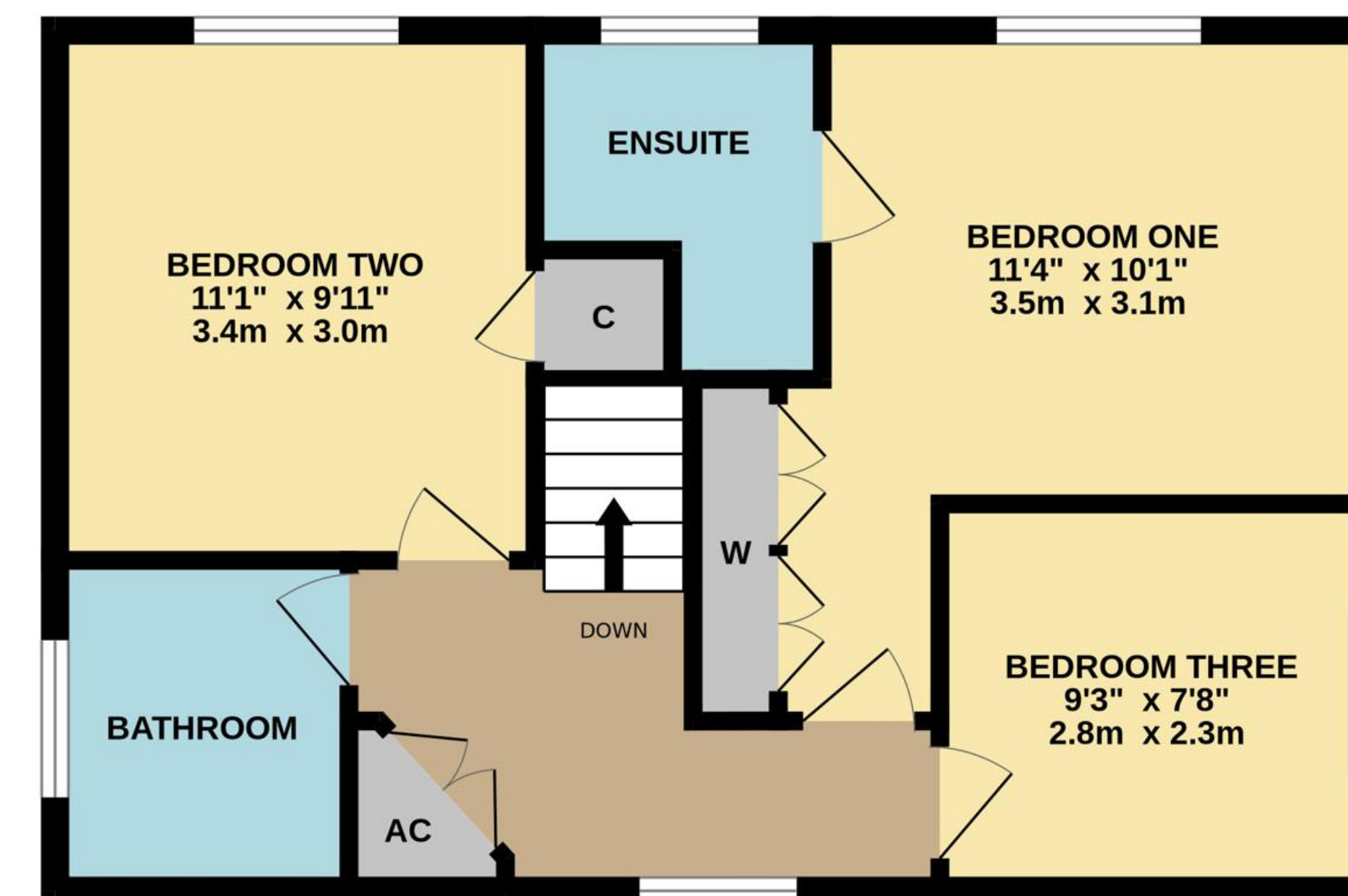
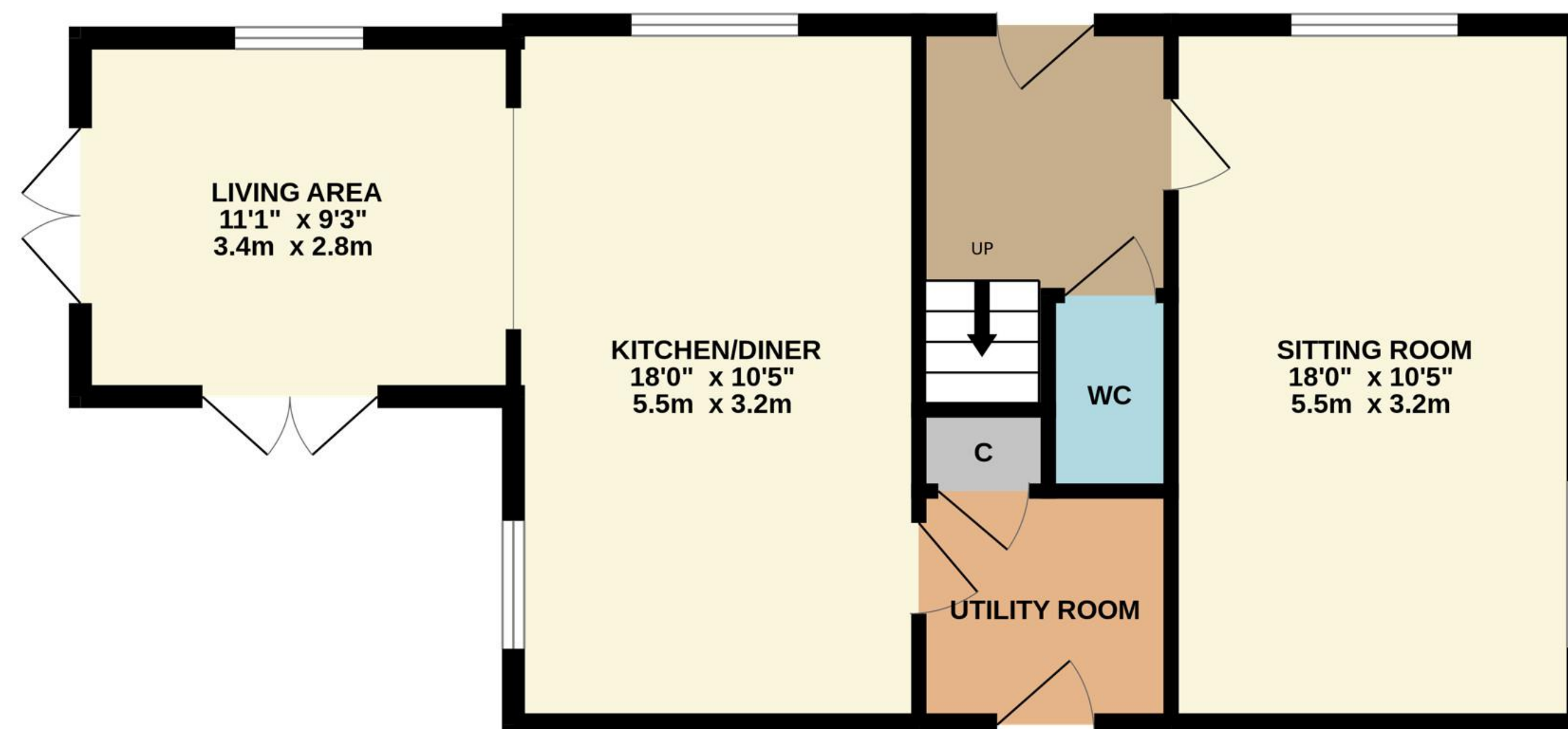
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that 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

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TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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