



Smiths
your property experts

Burton Walk

East Leake

- Mature family home with 1.5 acres of gardens and grounds
- Individually designed and built by the current owner in the 1980s
- Integral double garage ripe for conversion into further living space
- Four good-sized bedrooms and two bathrooms
- Kitchen/breakfast room with a pantry and a separate utility room
- Generous private driveway and a detached garage with a workshop
- Formal gardens with a South West facing aspect leading to an orchard
- Paddock with a double-field shelter suitable for small equine use

General Description

Smiths Property Experts are excited to present an incredibly rare opportunity to own a mature family home with paddocks, field shelters, and an orchard, all spanning approximately 1.5 acres. The property is just a 5-minute walk from the heart of the highly regarded Rushcliffe village of East Leake. This exceptional, individually designed, and built family home is a truly unique find due to its impressive grounds and proximity to a thriving village centre.

Agents Comments

This is a rare opportunity to acquire a unique family home on generous grounds at this price point in the village. The property would make an excellent private small equine facility, smallholding, or 'good life' style setup.









The Property

The property was 'self-built' by the current owner in the 1980's. Constructed to an excellent standard with high-quality materials, the main house is connected to all main services and boasts hardwood double-glazed windows throughout. In total, the gross floor area extends to approximately 2,226 square feet, including a large integral double garage that is ripe for conversion into further living space should the eventual purchaser wish.

A covered porch and an impressive entrance hall with a vaulted first-floor landing create a sense of spaciousness and quality as you step into this fantastic home. In brief, the accommodation comprises a WC, a cloaks cupboard, a kitchen/breakfast room with a pantry, a boot room, a dining room, a conservatory, and a large formal sitting room. Upstairs are four good-sized bedrooms and a useful separate office. There is a four-piece bathroom, and the principal bedroom suite boasts views across the grounds to the rear, plentiful built-in storage, and en-suite facilities.







Gardens and Grounds

Outside, the property is nothing short of outstanding. Set back from the road in a cul-de-sac setting, there is a private driveway with off-road parking for numerous vehicles to the front and right-hand side. There are two garages, an integral double to the front of the main house and a detached single garage with a separate workshop set back to the right of the property.

The rear of the property faces South West and features well-maintained formal gardens. Beyond the gardens, there are additional lawned grounds, a charming orchard with a field shelter store, and a generous paddock with secondary pedestrian access from Brookside. Within the paddock, there is an additional double-field shelter suitable for small equine or 'smallholding' use.

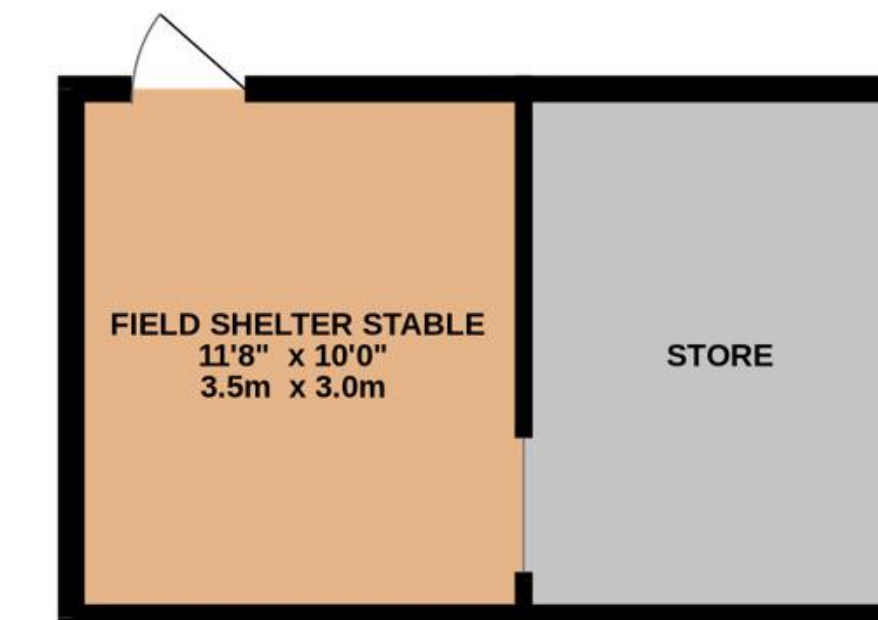
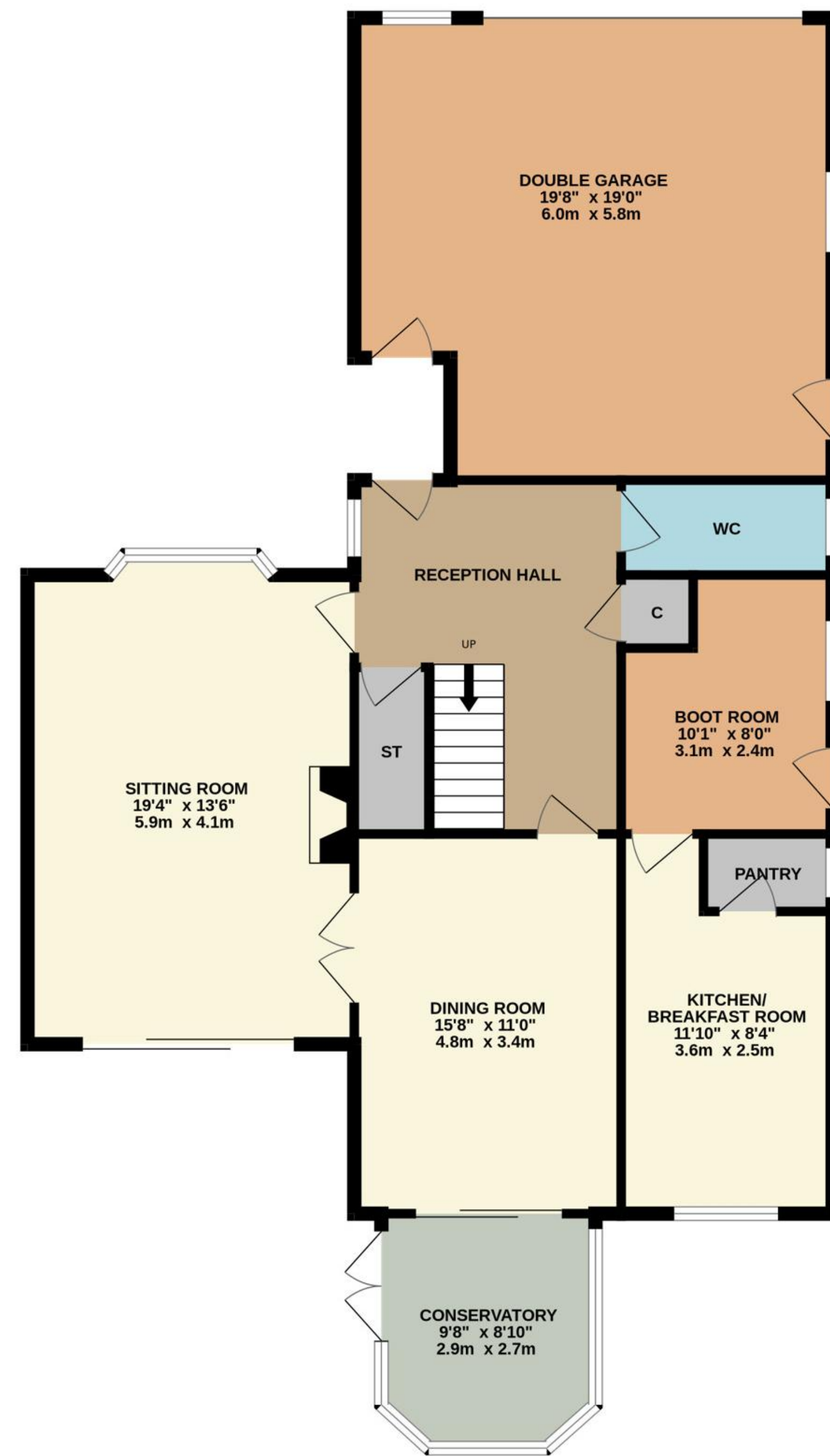
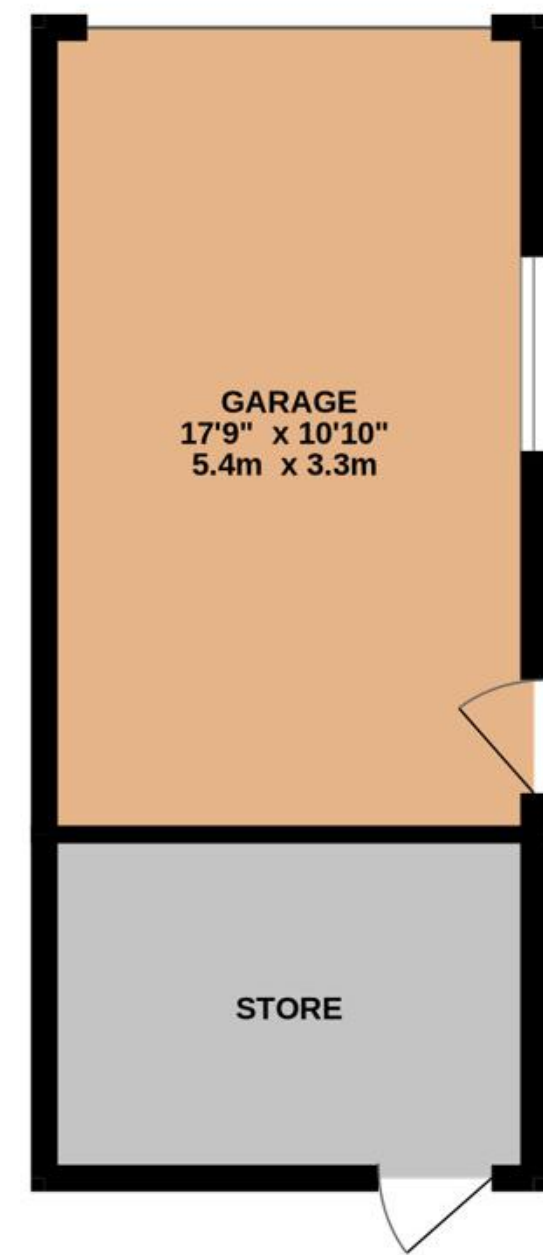
The Location

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.









TOTAL FLOOR AREA : 2866 sq.ft. (266.2 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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Distances

Loughborough 5 miles, Nottingham 12 miles, Leicester 17 miles, and Derby 17 miles.

Loughborough Train Station 5 miles (trains to London from 1 hour 15 minutes), East Midlands Parkway Station 6 miles, and East Midlands Airport 8 miles (distances and timings are approximate).

Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

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.



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