



Smiths
your property experts

West Leake Road

East Leake

- Exceptional semi-detached family home
- Situated in a rarely available and sought-after position
- Grounds extending to approximately 0.5 of an acre
- Open-plan kitchen, living, and dining area with sliding doors
- Three further reception areas downstairs
- Five good-sized bedrooms and two bathrooms
- Driveway providing generous off-road parking
- Wonderful protected countryside to the rear

General Description

Smiths Property Experts are favoured with instruction to market this exceptional family home on the desirable West Leake Road in East Leake. The property boasts beautifully maintained living space and is set in grounds extending to approximately 0.5 of an acre.

This unique and beautiful family home offers a rare opportunity for buyers to purchase a remarkable property in a rarely available and sought-after position.







The Property

The original part of this unique home dates to circa 1930 and offers some wonderful period features. The property now has accommodation extending to approximately 2,300 square feet across two and a half floors.

The ground floor is well balanced with generous and light-filled living space. There are four reception spaces, including a wonderful 30' long kitchen, living, and dining area. The kitchen is finished to a high specification in a modern style with stunning glazed sliding 'picture window' style doors leading out onto the rear gardens. There is also a snug leading off the kitchen, a formal bay-fronted sitting room, a playroom, and a large boot room with a separate WC.

Upstairs and across the first floor from a central landing are four good-sized bedrooms and a high-specification shower room. Of note is the principal bedroom suite, a superb front-to-back suite with views across open countryside to the rear, a dressing room and a stunning four-piece bathroom. The second-floor landing leads to a further double bedroom. The house has a fantastic flow and is an exceptional layout for a family. There is also plentiful storage throughout.







Gardens and Grounds

The property occupies gated mature grounds measuring approximately 0.5 of an acre, bordered by well-established hedgerows. Set back from the road behind a large driveway, the main house is nestled in its plot.

The drive extends to the left-hand side of the property, and to the rear are wonderful lawned grounds with a high degree of privacy and wonderful protected countryside views to the rear. There is a substantial timber store constructed to the left-hand side of the gardens that comprises three stores/workshops.

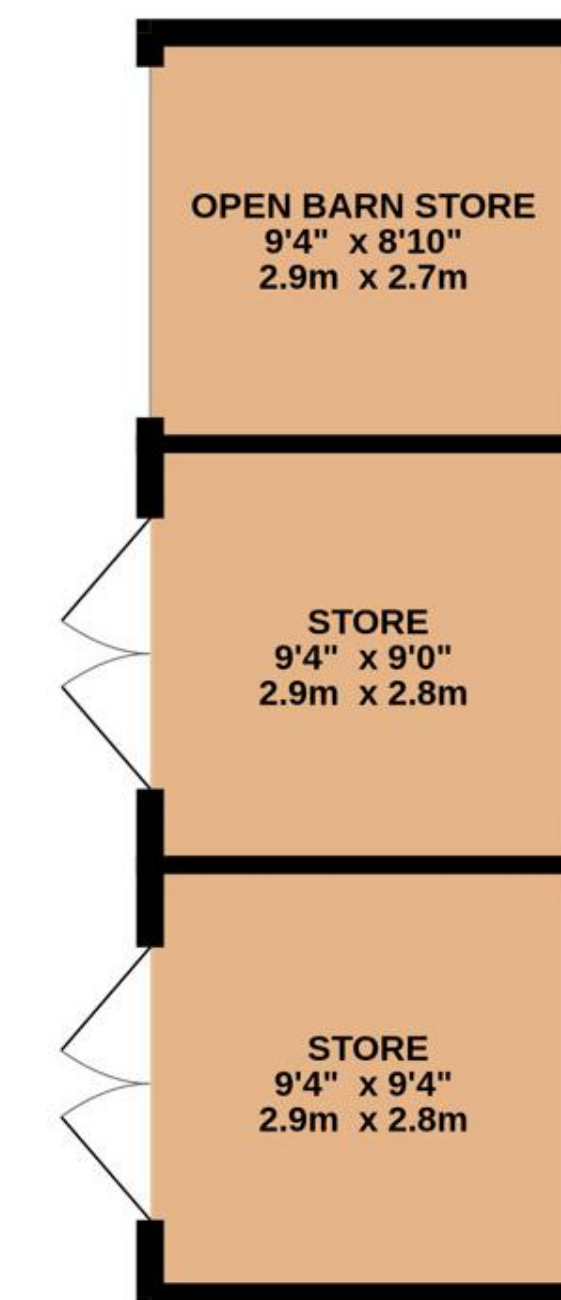
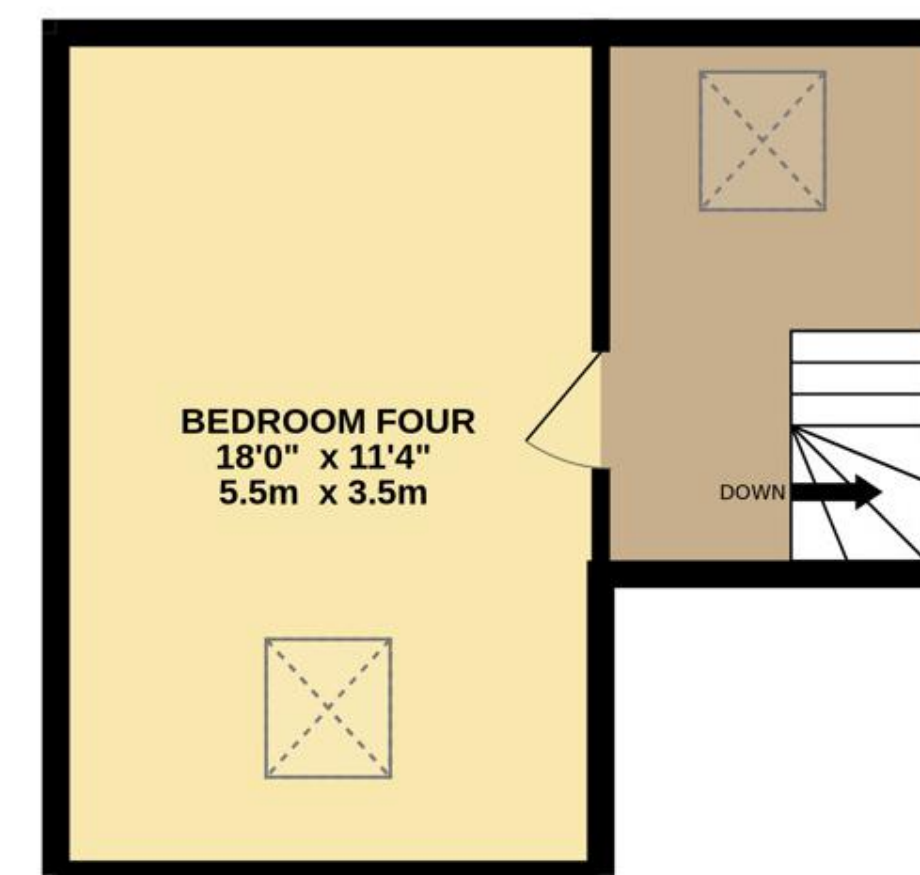
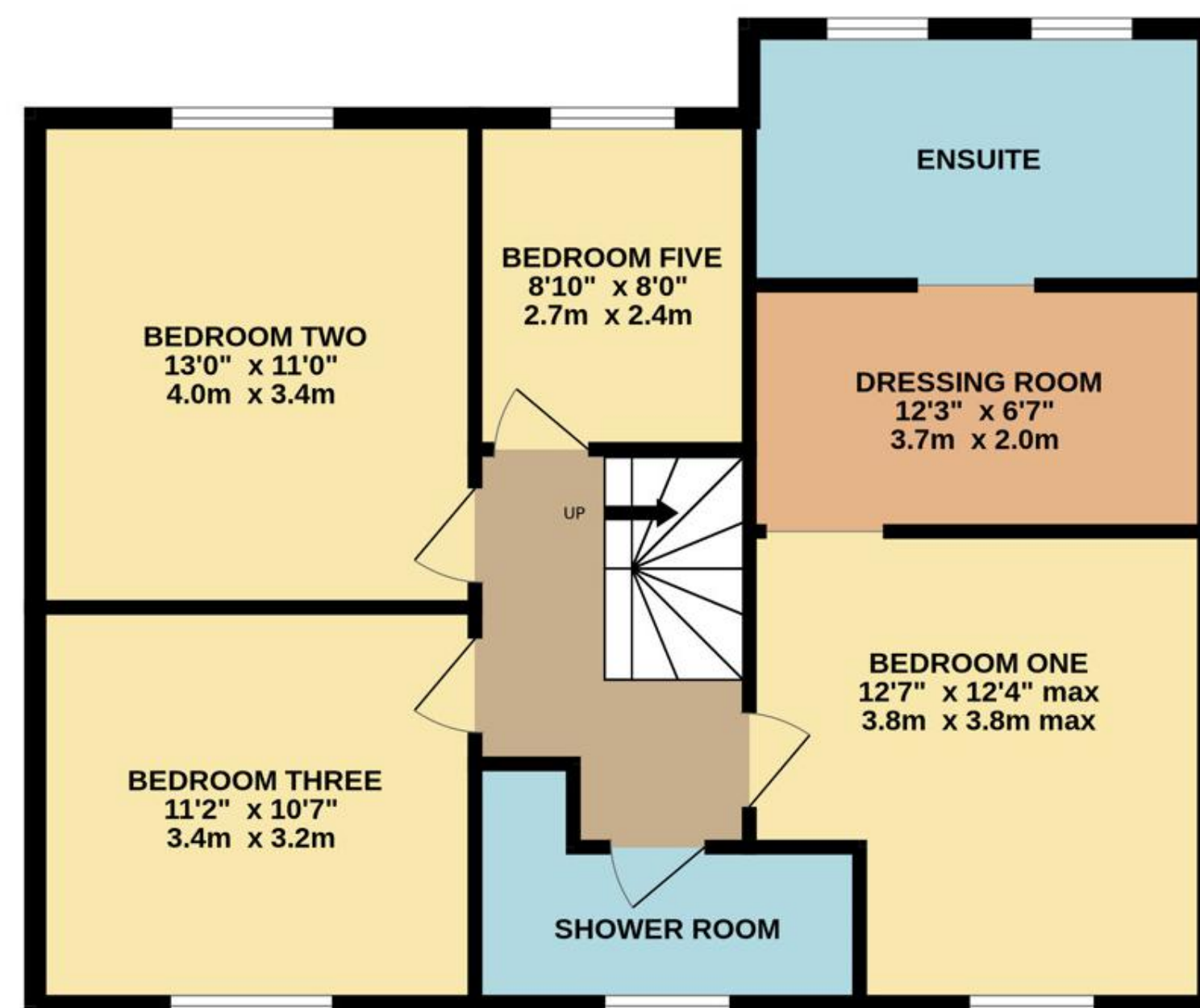
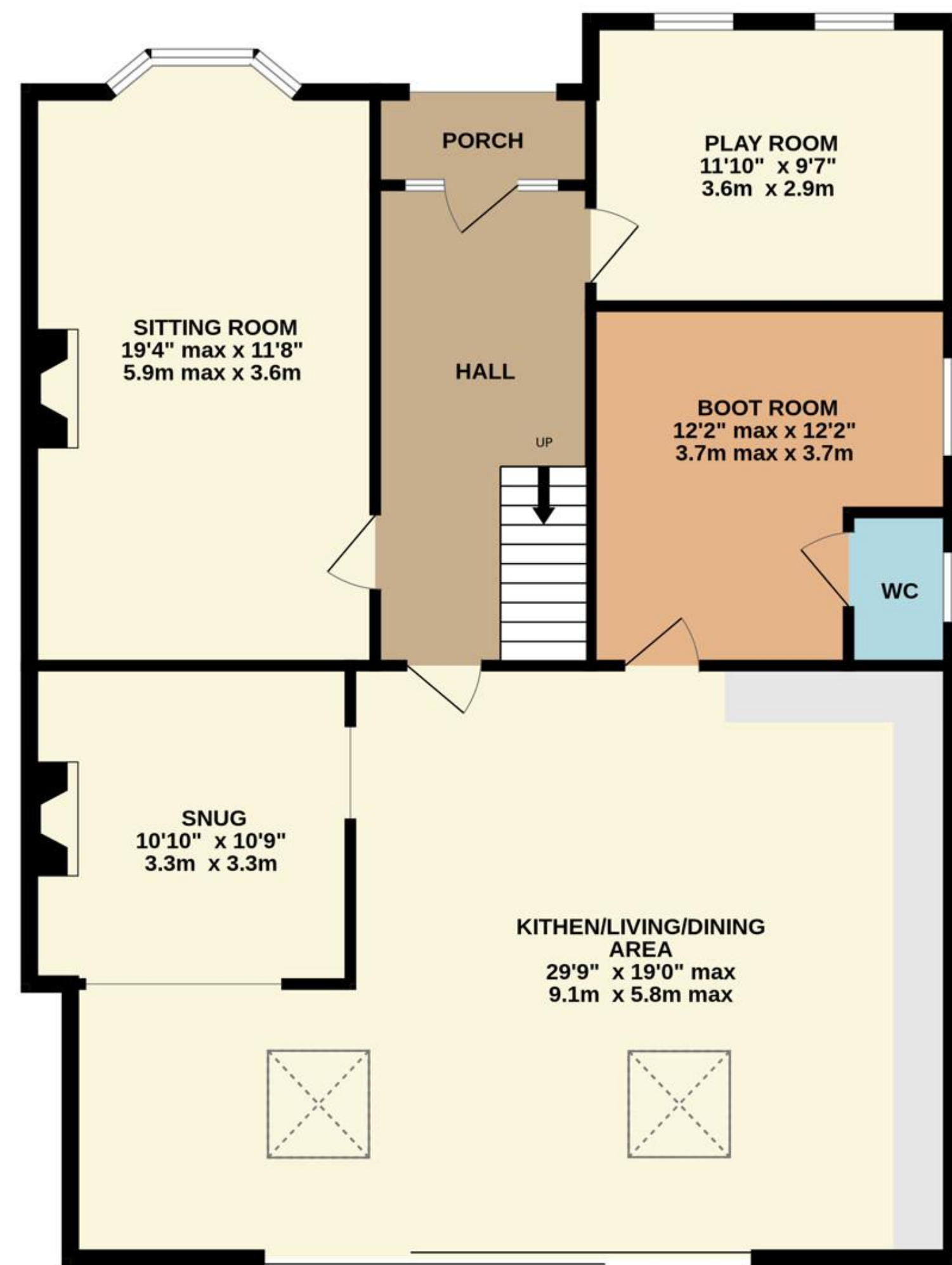
The Location

This property is located on a highly sought-after residential road that is conveniently within walking distance to the centre of the village.

The village has a strong sense of community, with excellent local schools and a bustling High Street. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as several coffee shops, pubs, and eateries.

There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is approximately 6 miles away.





TOTAL FLOOR AREA : 2549 sq.ft. (236.8 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.

Made with Metropix ©2024



Property Information

EPC rating: D

Tenure: Freehold. Council Tax Band: D.

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'.



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



