



Smiths
your property experts

Woodgate Road

East Leake

- Exceptional and individual detached house
- Grounds extending to approximately 1/4 of an acre
- Thoughtfully remodelled and presented in immaculate condition
- Flexible living space measuring approximately 1,826 square feet
- Beautifully landscaped gardens with a terrace and bar area
- Three double bedrooms, two bathrooms, and a dressing area
- Open-plan kitchen, living, and dining area with bi-fold doors
- Formal sitting room with a feature fireplace

General Description

Smiths Property Experts offer to the market this exceptional detached home set in grounds extending to 1/4 of an acre or thereabouts in the heart of the highly regarded Rushcliffe village of East Leake. The current owners have thoughtfully remodelled the property, which is presented in immaculate and modern condition.

Internally, the property offers beautiful modern living space and fantastic value for money. The flexible layout offers approximately 1,826 square feet of accommodation over two floors with uPVC double glazing and gas central heating. The property is set back and elevated from the road in the heart of this well-serviced village, and the grounds are exceptional.







The Property

The spacious entrance hall has stairs rising to the first floor, which leads to two large double bedrooms and a modern bathroom with Jack & Jill access from both bedrooms. The principal bedroom suite is a beautiful space with a dressing area, walk-in wardrobe, and access to the super bathroom. The third bedroom is also a large double size, on the ground floor, with views across the garden to the rear. The living spaces in the property are exceptional. There is a 15'7 x 15'0 formal sitting room with a feature fireplace and stove inset and a wonderful front-to-back kitchen, living, and dining area. The kitchen is fitted in a shaker style with integrated appliances. There are bi-fold doors, giving true 'inside out' living. There is also a ground-floor bathroom. Please note that the bathrooms all benefit from underfloor heating.

The Outside

To the front is a large block paved and gravel-laid driveway with off-road parking for numerous vehicles. To the left-hand side of the main house is a gated area with a collection of quality timber stores and outbuildings. There is space for a detached garage to be built should the eventual purchaser wish and subject to the necessary planning consents being gained.



The rear gardens are superb. Fully landscaped and with a private outlook, expect to find a large central lawn with a central path leading to a pretty seating terrace to the top of the grounds, surrounded by mature and established trees and shrubbery. To the immediate rear of the main house is a generous flagstone laid entertaining terrace with a fabulous covered outdoor bar area, accessed via bi-folding doors from the living kitchen. The space also has a provision for a hot tub (the current hot tub is available by separate negotiation).





The Location

This property is conveniently located 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.

Property Information

EPC Rating: C. Tenure: Freehold.

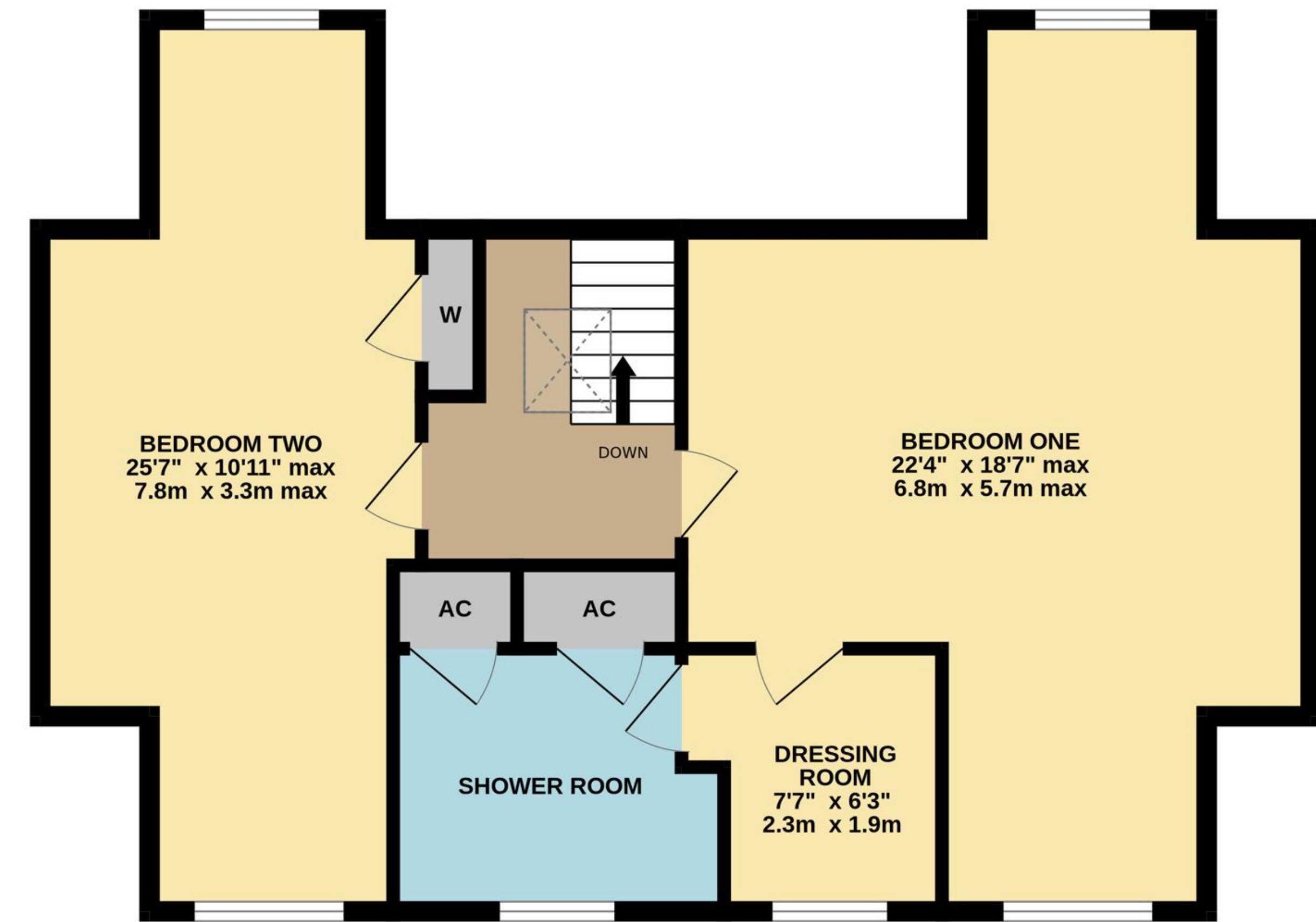
Council Tax Band: D.

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.





TOTAL FLOOR AREA : 1826 sq.ft. (169.6 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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