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your property experts



# Ropewalk

## East Leake

- Immaculate four-bedroom detached family home
- Situated in an enviable position off Station Road
- Private driveway and an integrated double garage
- Established and totally private lawned rear gardens
- Recently upgraded kitchen/diner with a separate utility room
- Four reception rooms including a lovely sitting room
- Principle bedroom with an en-suite shower room
- Sought-after village with amenities and schooling

## General Description

Smiths Property Experts are favoured with instruction to market this established four-bedroom detached family home with a double garage and private gardens in the highly regarded Rushcliffe village of East Leake. The property sits in an enviable position on a small cul-de-sac development of executive houses off the leafy and desirable Station Road.

The property is situated at the end of the cul-de-sac and provides a private double-width driveway, lawned front and rear gardens, an integral double garage, and approximately 1,550 square feet of immaculate living accommodation.











## The Property

The accommodation is across two floors with a floor area extending to approximately 1,550 square feet (1,880 with the integral double garage). Five impressive reception areas are laid around a light-filled entrance hall, including a study, a dining room/playroom, a sitting room, a conservatory, and a recently upgraded kitchen/diner. The dining room/playroom leads directly off the kitchen, as well as a large utility room with an internal door into the large garage that boasts lighting, power, and electric up and over the door to the front. There is also a downstairs w/c.

Upstairs, the landing is generous and leads to four bedrooms and a beautifully upgraded family bathroom. Of particular note is the principal bedroom, with built-in storage and en-suite facilities. The second bedroom, originally planned by the builder to be split into two, is an impressive 16' square.

## The Outside

The property is set back behind lawned front gardens. There is a private double-width driveway to the right-hand side with a mature and well-stocked border to the right and a hedgerow to the left.

To the rear, the gardens are established and totally private. Mature and secure borders border a flat central lawn. There is a timber shed and a seating terrace set to the immediate rear of the main house.











## The Location

This property is situated on an established cul-de-sac, located off the highly sought-after Station Road, and 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.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

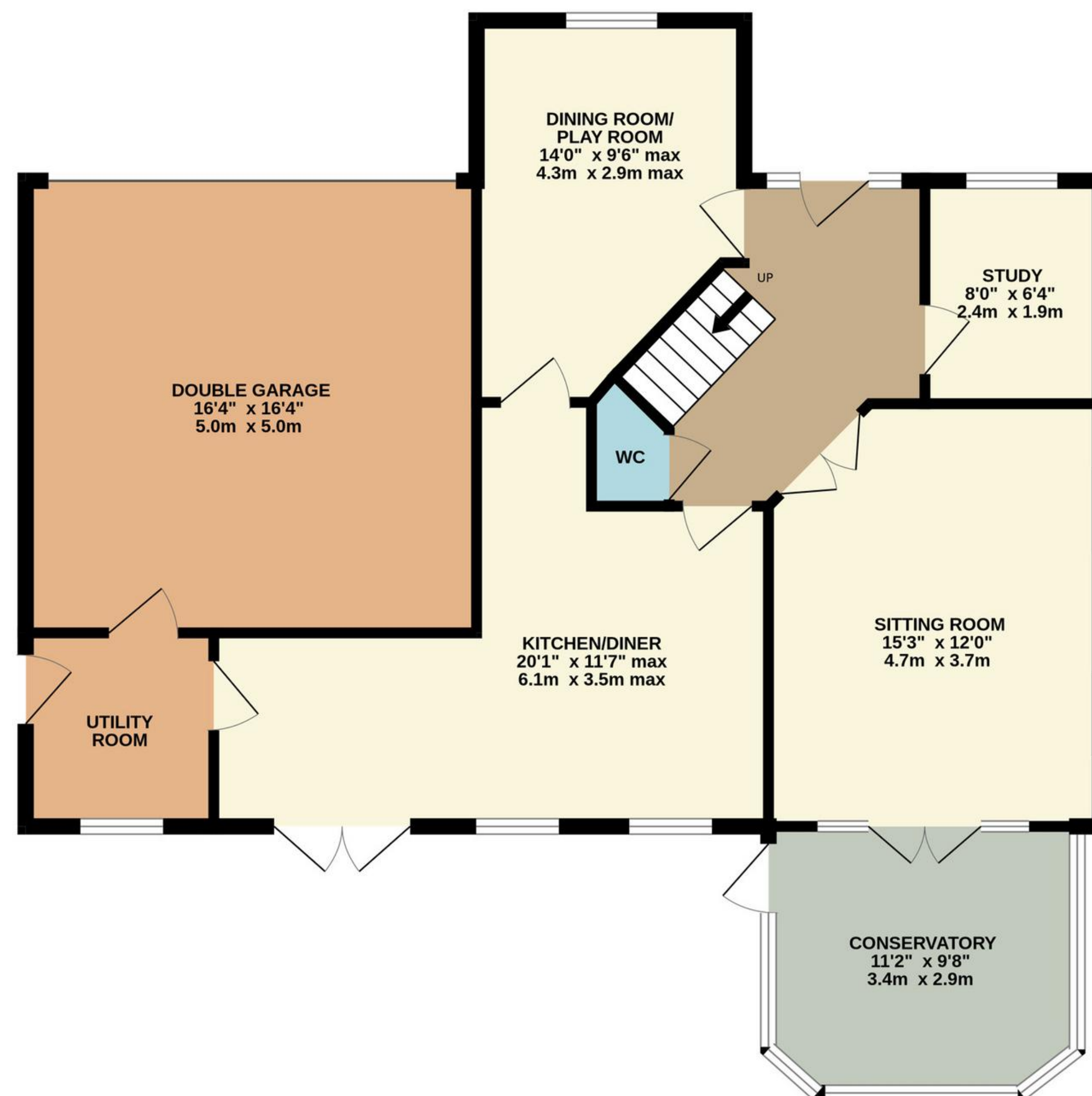
Local Authority: Rushcliffe Borough Council.

## 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.







TOTAL FLOOR AREA : 1918 sq.ft. (178.1 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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