



Smiths
your property experts

West Leake Road

East Leake

- No upward chain
- Bay-fronted semi-detached period property
- Excellent potential to extend to the side and rear (stpp)
- Situated in a desirable village setting
- Light and airy interiors with scope to modernise
- Three bedrooms and a family bathroom
- Generous kitchen/diner and a separate sitting room
- Fantastic plot with established rear gardens

General Description

Smiths Property Experts are delighted to offer to the market this period bay-fronted three-bedroom semi-detached house situated on the desirable West Leake Road in the village of East Leake.

Sold with no upward chain, the property sits in a fantastic plot. It offers a new purchaser excellent potential to extend to both the side and rear, subject to the necessary planning permission.





The Property

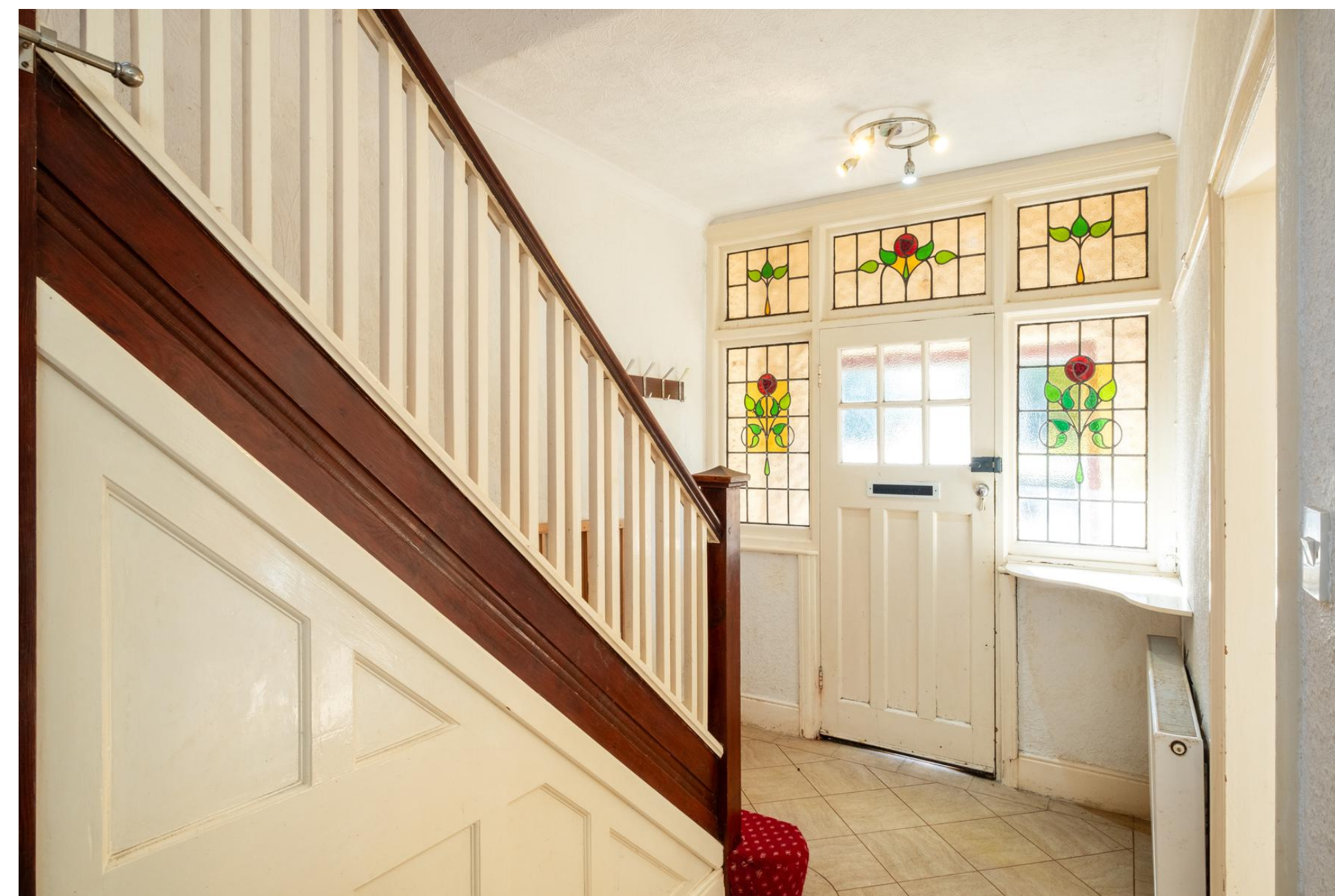
The property has a well-laid-out floor area measuring approximately 887 square feet. The accommodation is both light and spacious, befitting of its period and supported by its high ceilings.

The pretty front door is framed with stained glass windows and leads to a generous entrance hall. The hall leads to a bay-fronted sitting room and a separate kitchen/diner. There is also a secondary external door that provides access to the side of the property.

The stairs rise to the first-floor landing, which in turn leads to three bedrooms and a family bathroom. Please note that a corridor from the main landing leads to one of the bedrooms, which has excellent potential to be opened and provide a superb, spacious principal bedroom.

The Outside

The property is set back from the road behind a driveway. There is considerable space to the side, which currently stands a carport. The gardens to the rear of the property are established and present an exciting opportunity for a new buyer prioritising location and outdoor space.





The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are numerous amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.

Property Information

EPC Rating: D.

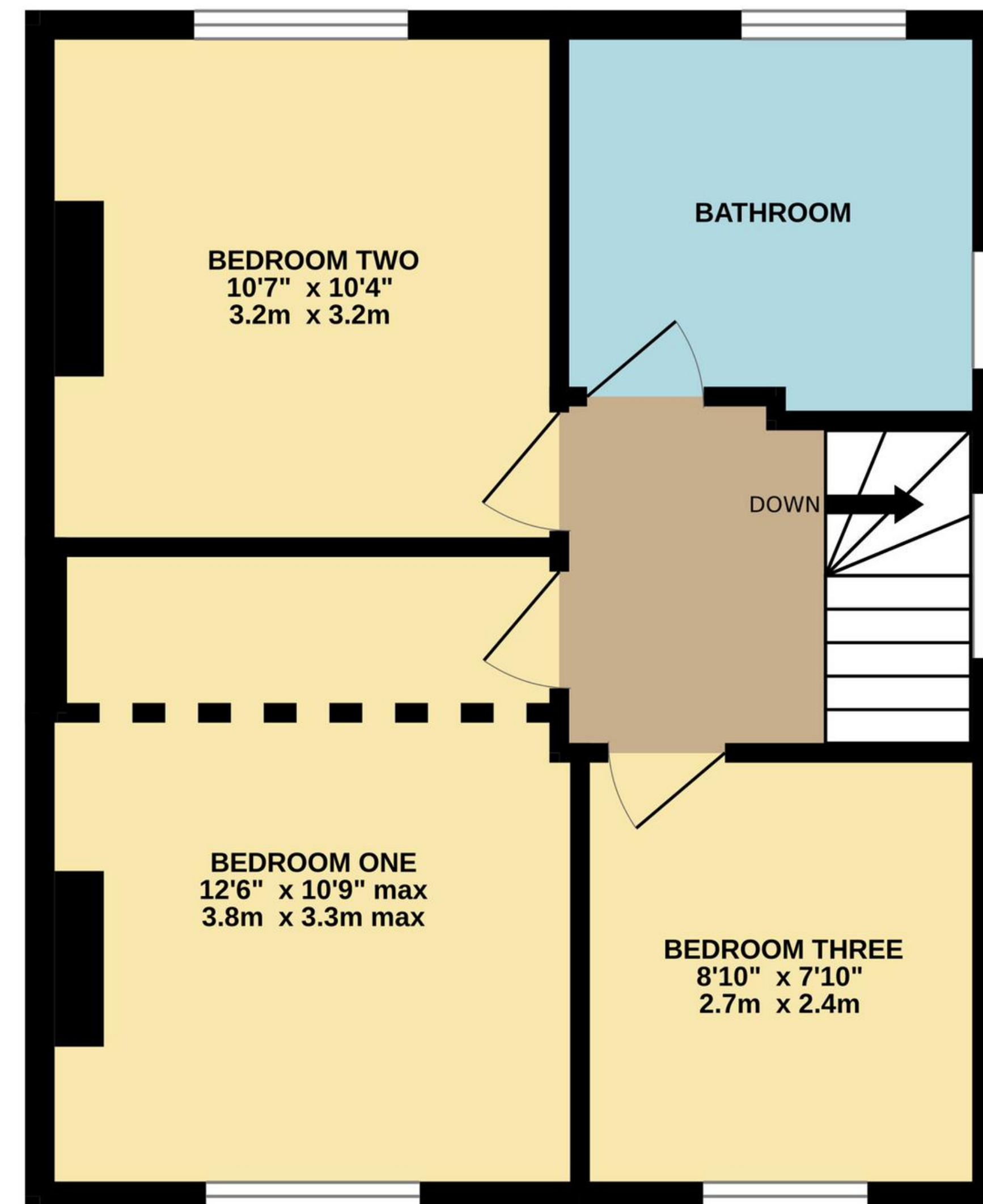
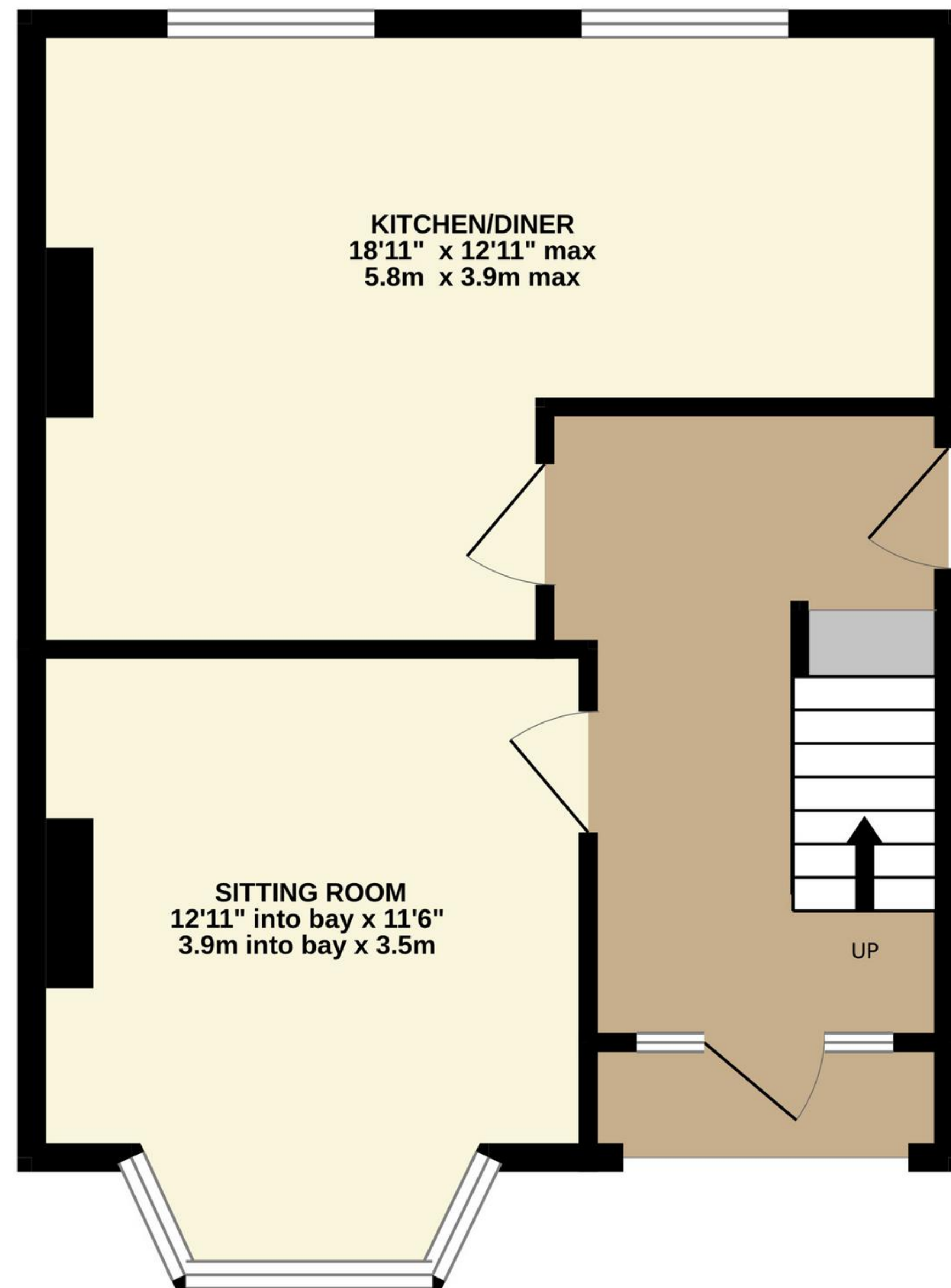
Tenure: Freehold. Council Tax Band: B.

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 : 887 sq.ft. (82.4 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 ©2025



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



