



Smiths
your property experts

Main Street

West Leake

- Beautifully refurbished cottage
- Far-reaching countryside views
- Plot extending to circa 1/5th of an acre
- Considerable potential to extend stp
- Idyllic village with a lovely country pub
- Kitchen/diner with a utility room
- Double garage with a home office

General Description

Smiths Property Experts are favoured with instruction to market this beautifully refurbished former working cottage. The property occupies a plot extending to 1/5th of an acre in the sought-after village of West Leake and enjoys far-reaching views to the front and rear across beautiful open countryside. The cottage has been refurbished to an excellent standard by the current vendors, and offers considerable potential to further extend the property to the rear subject to the necessary planning consents.







The Property

The main house has been internally refurbished from scratch, providing uPVC double glazing and gas central heating throughout. The property has been rewired and replastered and is presented in exceptional condition. The living space is laid across two floors and centred around a light-filled entrance hall and first-floor landing. Upstairs are three good-sized bedrooms and a generous modern family bathroom. The living space consists of a fabulous shaker-style kitchen/diner with French doors leading out to the garden, and a sitting room with 'family snug' to the rear also opening directly onto the seating area to the rear. There is also a generous utility room and a separate WC.

The Outside

The property occupies a superb and generous plot extending to 1/5th of an acre, with mature front and rear lawned gardens, a private gravelled driveway, and a lovely seating area directly to the rear of the main house. There is an impressive detached double garage with a 440 sq ft footprint that includes a separate store and home office with magnificent views. The garage has a number of potential uses and is a superb asset.



Valuers Comments

The property has excellent extension potential should a purchaser wish. The neighbours on either side have developed considerably large footprints across two floors. We believe that planning consent is eminently achievable for a similar level of extension to this property.





Location

West Leake is a pretty and well thought of village settlement in South Nottinghamshire. There is a lovely public house, The Star, and the village has a beautiful street scene and stunning protected countryside around. Just 1 mile by car, either way, are the villages of Sutton Bonington and East Leake, which host a full array of local amenities between them including a doctor's surgery, supermarket, and in East Leake, a bustling High Street with eateries and cafés. There is excellent local schooling both at primary and secondary level, and commuter access to Nottingham, Leicester and Birmingham is excellent via the M1/M42 motorway link. East Midlands airport is 5 miles away, and there is direct rail access to London St Pancras from the nearby Parkway in around 1 hour 15 minutes.

Property Information

EPC Rating: C.

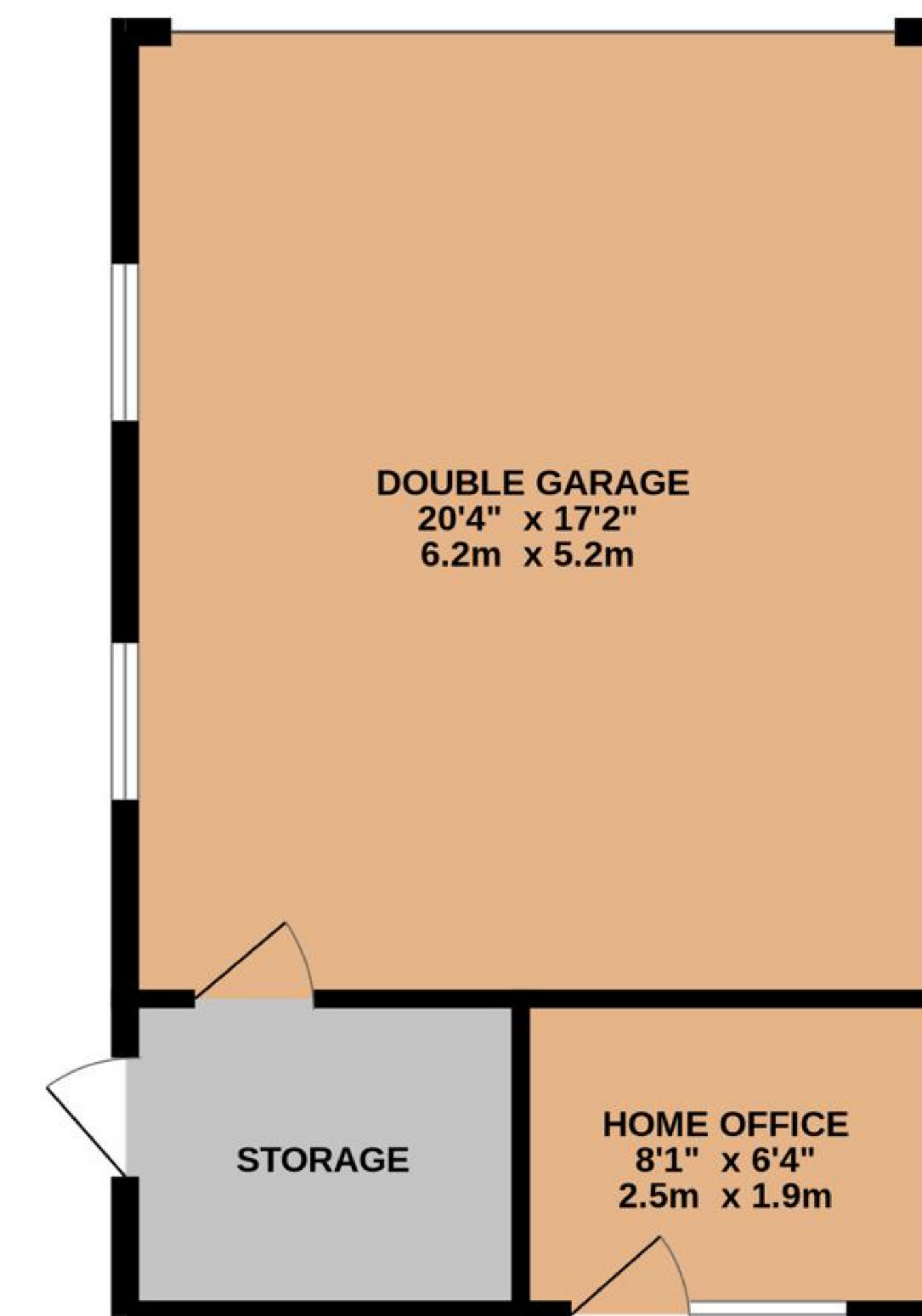
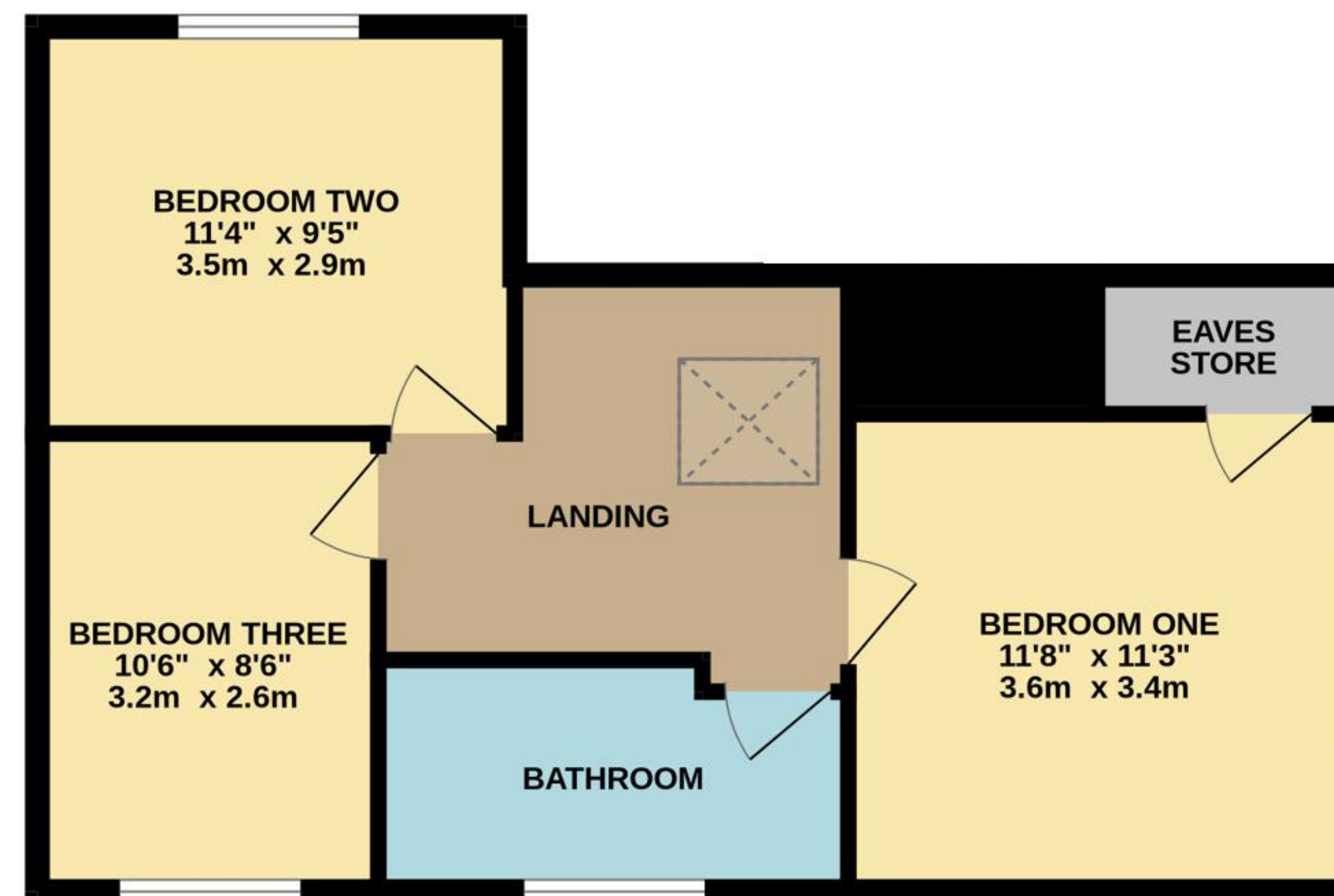
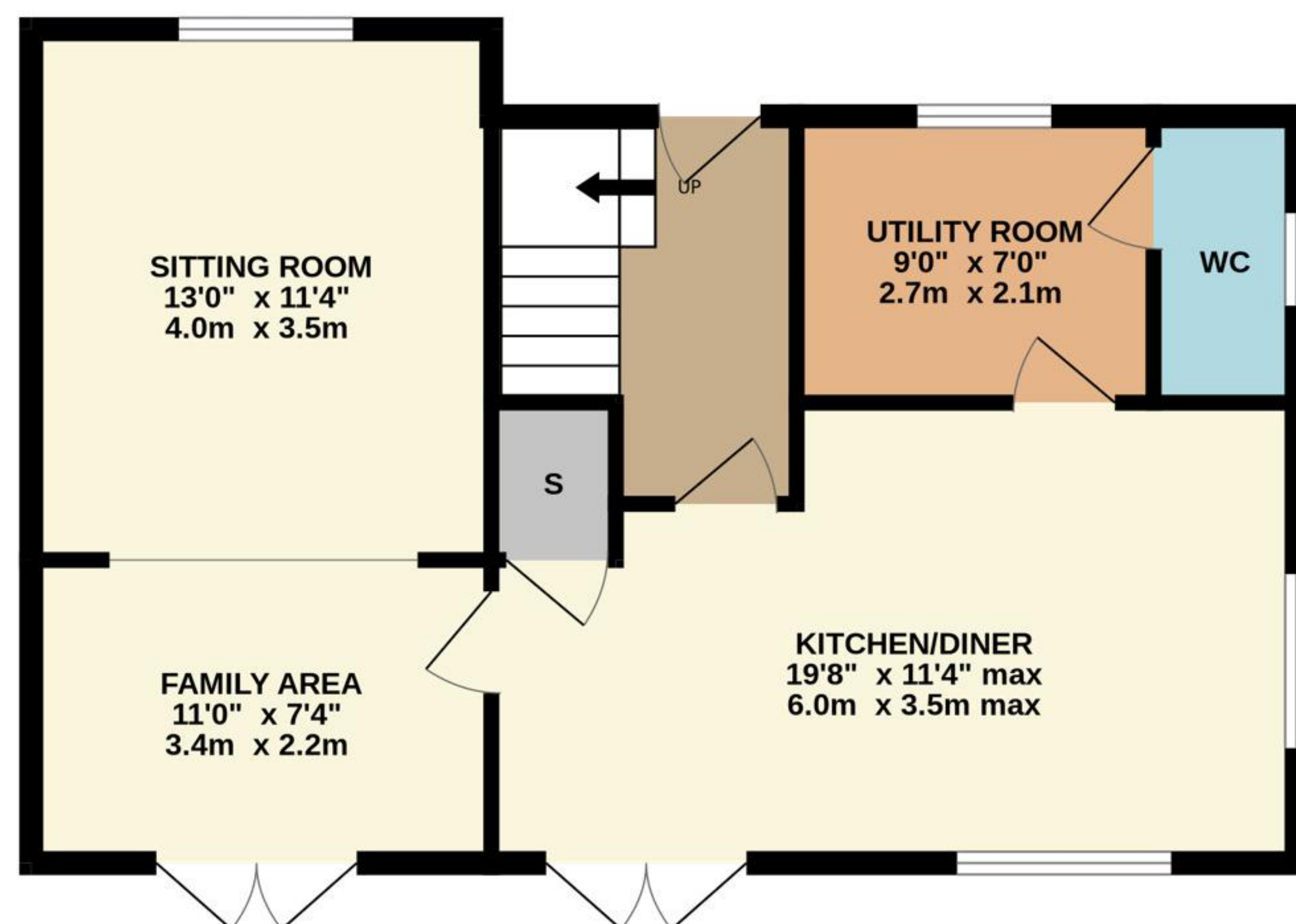
Tenure: Freehold. Council Tax Band: C.

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 : 1559 sq.ft. (144.8 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.

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