



Smiths
your property experts

Godber Road

East Leake

- Beautifully presented detached family home
- Built by David Wilson Homes in 2012
- Spacious and well-thought-out internal layout
- Four good-sized bedrooms and two bathrooms
- Contemporary kitchen/diner with a utility cupboard
- Private double-length carport and a detached garage
- Lovely West-facing rear gardens with a seating terrace
- Walking distance to primary and secondary schooling

General Description

Smiths Property Experts are delighted to introduce to the market this beautifully presented four-bedroom detached family home with a private double-length carport driveway, a detached garage, and West-facing rear gardens. The property was built by David Wilson Homes in 2012 and has been lovingly maintained.

The property is located in the sought-after village of East Leake and within walking distance of primary and secondary schooling. The village has many amenities, including public houses, independent shops, and eateries.





The Property

The living space is spacious, modern, and well-presented. The floor area measures a generous 1,312 square feet (excluding the carport and garage).

The entrance hall leads to a bay-fronted sitting room and a spacious kitchen/diner. The kitchen benefits from French doors leading to the rear gardens and integrated appliances, including a double oven and a dishwasher. There is a useful utility cupboard.

The upstairs lends itself well to family living with four good-sized bedrooms and a family bathroom. The excellent principal bedroom benefits from fitted wardrobes and an en-suite shower room. There is a cupboard accessed via the landing.

The Outside

The property has a smart frontage with a private double-length carport driveway providing off-road parking for two vehicles and access to a detached garage.

There is a gate to the West-facing rear garden, which is mainly laid to lawn and has a lovely patio seating terrace. Behind the garage is an area currently with a hot tub, which is available by separate negotiation. The garden has an outside tap and lighting.





The Location

The village is home to a strong community and boasts excellent local schools. 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: 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 : 1658 sq.ft. (154.0 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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