



Smiths  
your property experts



# Brookside

## East Leake

- Exceptional, individually designed detached family house
- Located in the heart of a pretty conservation area
- Beautifully refurbished, contemporary living space
- Generous and private landscaped rear gardens
- Detached double garage and a double-width driveway
- Four good-sized bedrooms and a dressing room
- Living kitchen with a utility room and two reception rooms

### General Description

Smiths Property Experts are delighted to introduce to the market this exceptional, individually designed detached family home built in 1982 in the heart of the pretty Conservation area in East Leake. The property is nestled between beautiful period homes, set back from the road behind the brook and with a view to the front of St Mary's Church.

The current owners have completed a recent scheme of refurbishment works. As a result, this super home is offered in excellent condition and presented in a contemporary style inside, opening onto beautiful private landscaped gardens to the rear. There is also a double-width driveway and an immaculate detached double garage.











## The Property

The property offers a floor area of approximately 1,900 square feet including a detached double garage. Laid across two floors, the contemporary living space offers plenty of natural light and seamless indoor-outdoor living on the ground floor. Upstairs are four good-sized bedrooms, a smart dressing room, a beautiful bathroom, and an adjacent separate shower room.

Downstairs a glazed wall separates the hall and living kitchen. The kitchen is fitted in a 'shaker style' with a utility area, a side door, and bi-bold doors that lead to the rear gardens with direct access from the dining space. The beautiful sitting room has a brick-built feature mantelpiece with a wood-burning stove inset. There is also a super family room/playroom with bi-fold doors that lead to the rear gardens. The garage features a personnel door, power, lighting, and double-glazed windows that overlook the gardens.

## The Outside

The property is set back and situated behind railings with a lawn and gated path leading to the front door. There is a substantial porch and pretty, climbing foliage on the front elevation. To the rear are superb private gardens with a substantial seating terrace spanning the entire rear width of the main house. Undulating lawns provide real character, and there is a play area and further seating area at the top of the garden. The views and aspects are of note, and there is a personnel door to the double garage and a gate to the driveway.











## The Location

The village of East Leake has a true community feel and spirit with a bustling High Street and a full array of amenities, including excellent local schooling. There is also a butchers, bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is accessible via car or regular bus service. East Midlands Airport is just 6 miles away.

## Valuers Comments

A viewing is highly recommended to appreciate this rarely available, high-quality, and individual family home, occupying a lovely plot in the conservation area of the village.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

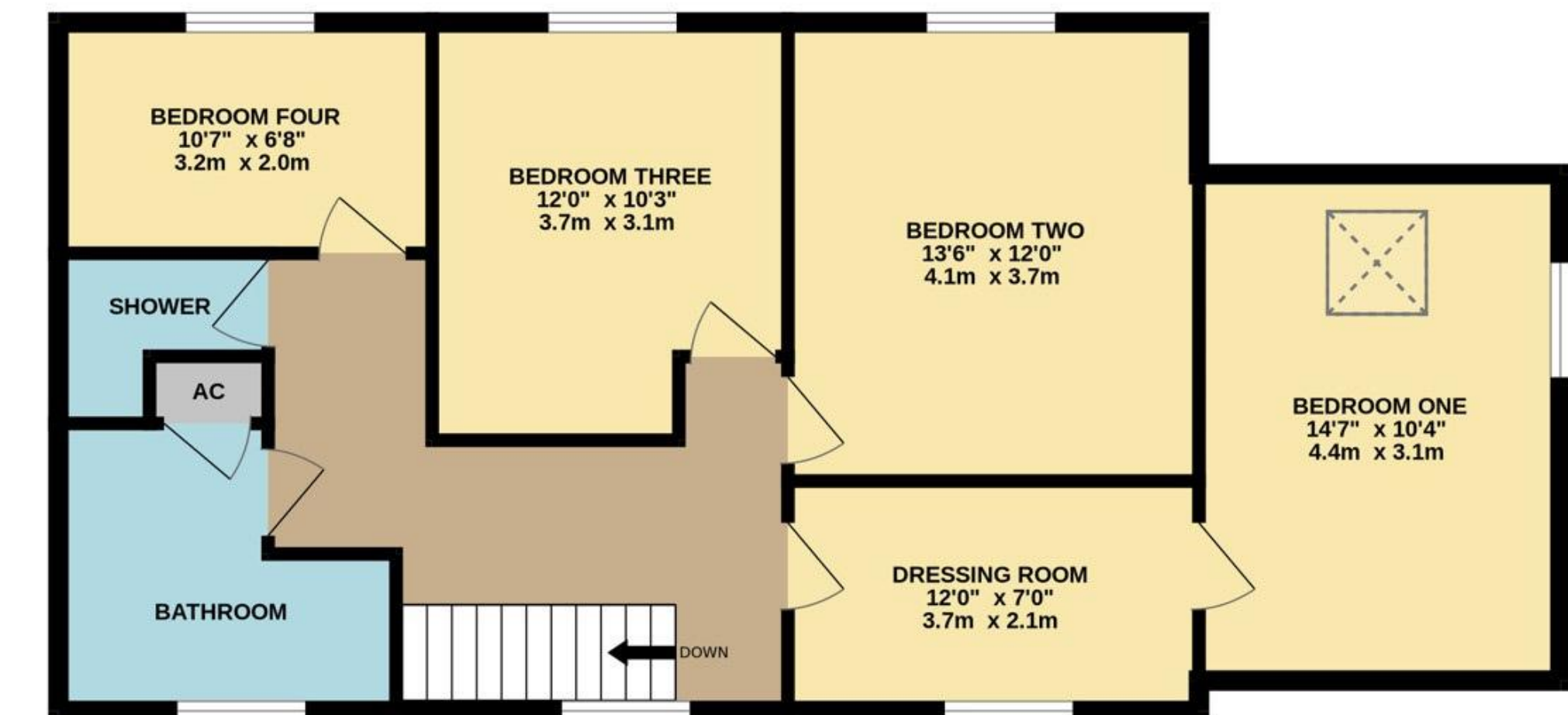
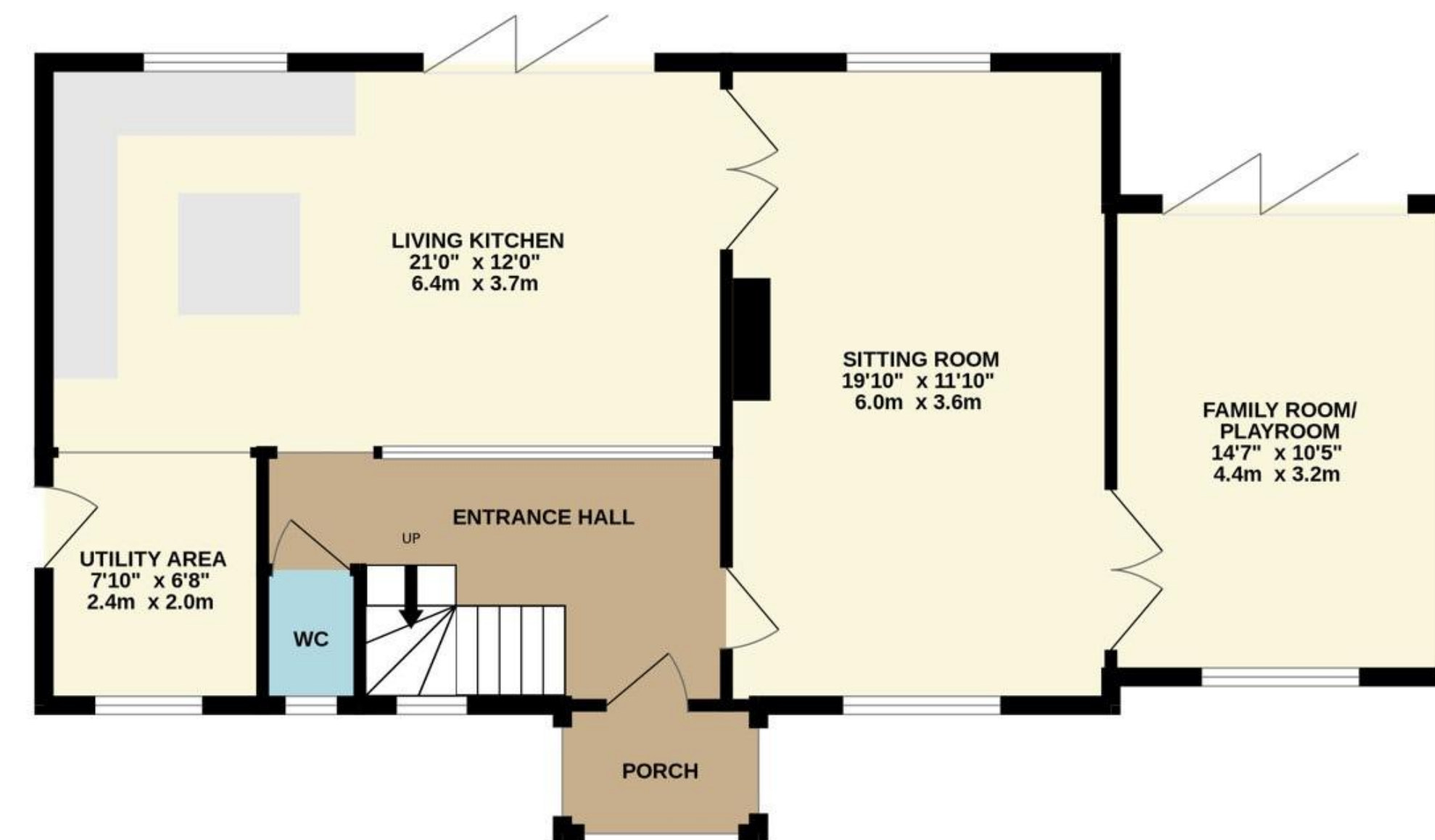
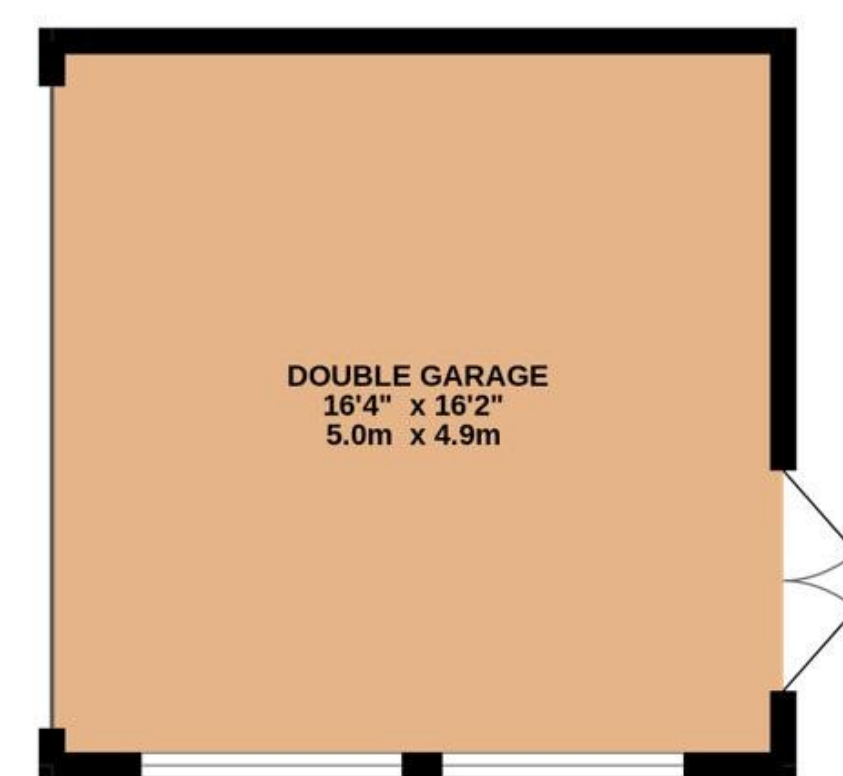
Local Authority: Rushcliffe Borough Council.

## 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 : 1888 sq.ft. (175.4 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.

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