



Smiths  
your property experts



# Oldershaw Road

East Leake

- No upward chain
- Beautifully refurbished detached bungalow
- Short walking distance to shops and amenities
- Two double bedrooms and a newly replaced shower room
- Beautiful kitchen with direct garden access
- Sitting room with French doors opening onto a terrace
- Gated driveway and a detached garage
- Private west-facing rear gardens

## General Description

Smiths Property Experts offer to the market with no upward chain this beautifully refurbished detached bungalow in a sought-after location within walking distance of amenities in the highly regarded Rushcliffe village of East Leake.

The property offers two double bedrooms, a brand-new kitchen and shower room, and landscaped west-facing private lawned gardens with a detached garage and private driveway.







## The Property

Internally, the property benefits from double glazing and gas central heating throughout (including a new boiler), and there is beautiful, modernised accommodation.

A central hall leads in turn to two double bedrooms, a newly replaced shower room, a beautiful kitchen with direct garden access to the rear, and a main sitting room with French doors opening onto the rear terrace. The property has been comprehensively modernised to a high standard throughout.

## The Outside

Set back and elevated from this peaceful residential street, the property features mature front gardens and a gated private driveway providing off-road parking for several vehicles. The driveway continues down the right-hand side of the main house. It leads to a detached garage with power and lighting, benefitting from a newly replaced electric up-and-over door.



The rear gardens are west-facing and offer privacy and seclusion with green borders. There is a large central lawn and a flagstone-laid patio terrace to the immediate rear of the property, which extends by pathway to the garage personnel door.





## The Location

The village boasts a close-knit community and a wide array of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

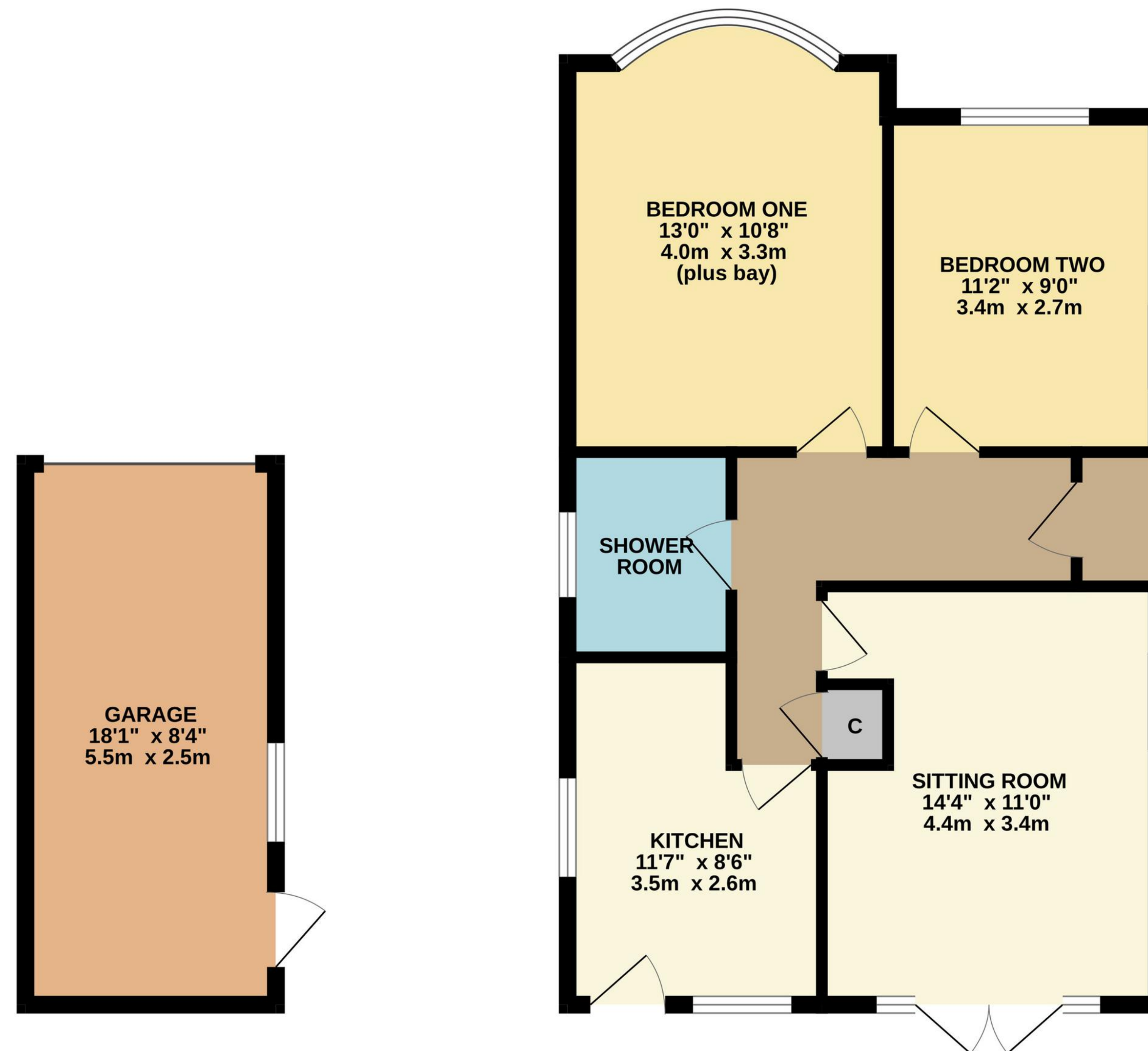
Local Authority: Rushcliffe Borough Council.

## 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: 761 sq.ft. (70.7 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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