



Smiths  
your property experts



# Brickcliffe Road

## East Leake

- Beautifully modernised semi-detached property
- Presented in 'turnkey' condition throughout
- Immaculate and light-filled refurbished living space
- Three bedrooms and a refitted family bathroom
- Shaker-style kitchen/diner with patio doors to the rear
- Lovely sitting room with window shutters
- Private driveway with an electric car charger
- Generous rear gardens with potential to extend (stp)

## General Description

Smiths Property Experts offer to the market this immaculate and beautifully modernised three-bedroom semi-detached property within easy walking distance of the village centre, countryside walks, and academy schooling in the highly regarded village of East Leake. The property has been completely refurbished by the previous and current owners and now provides 'turnkey' accommodation throughout.







## The Property

The property is entered via a newly fitted storm porch and a brand-new front door. Beautifully presented and in 'move in' condition, the living space is laid across two floors and comprises, in brief, an entrance hall, a sitting room with window shutters and a fireplace with a gas stove, and a lovely shaker style kitchen/diner with direct garden access via patio doors to the rear.

Upstairs are three bedrooms (two large doubles), with fitted wardrobes to the principal bedroom, and a fully refitted family bathroom. The property has previously had detailed planning permission granted for a wrap-around extension to the rear and right-hand side. More information is available on request.

## The Outside

Set in a quiet cul-de-sac location and back from the road, there are front gardens and a private driveway to the right-hand side with the benefit of an electric car charger.

To the rear, the gardens are generous. There are central lawns with two seating areas, including a newly laid flagstone patio.







## The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.

## Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: C.

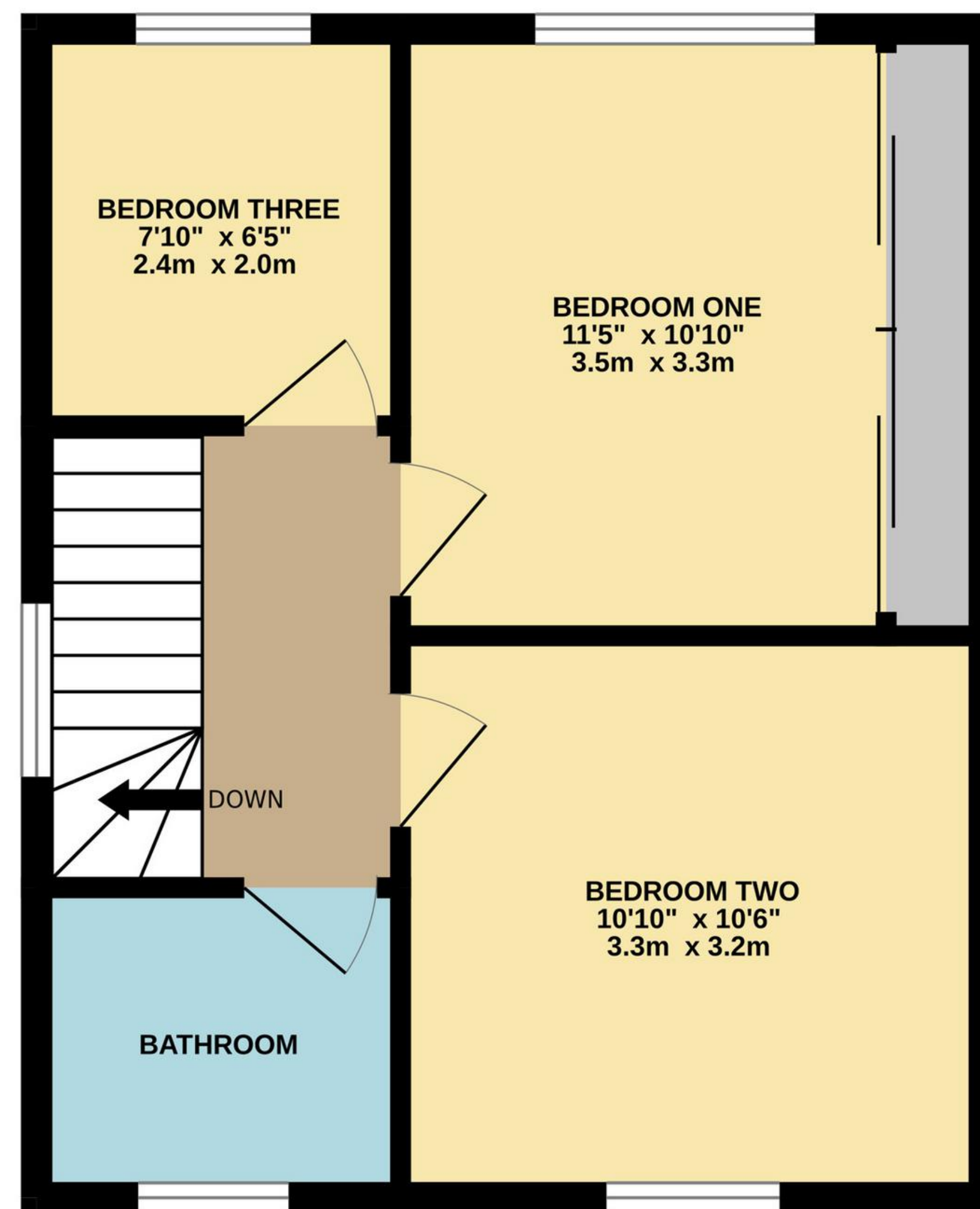
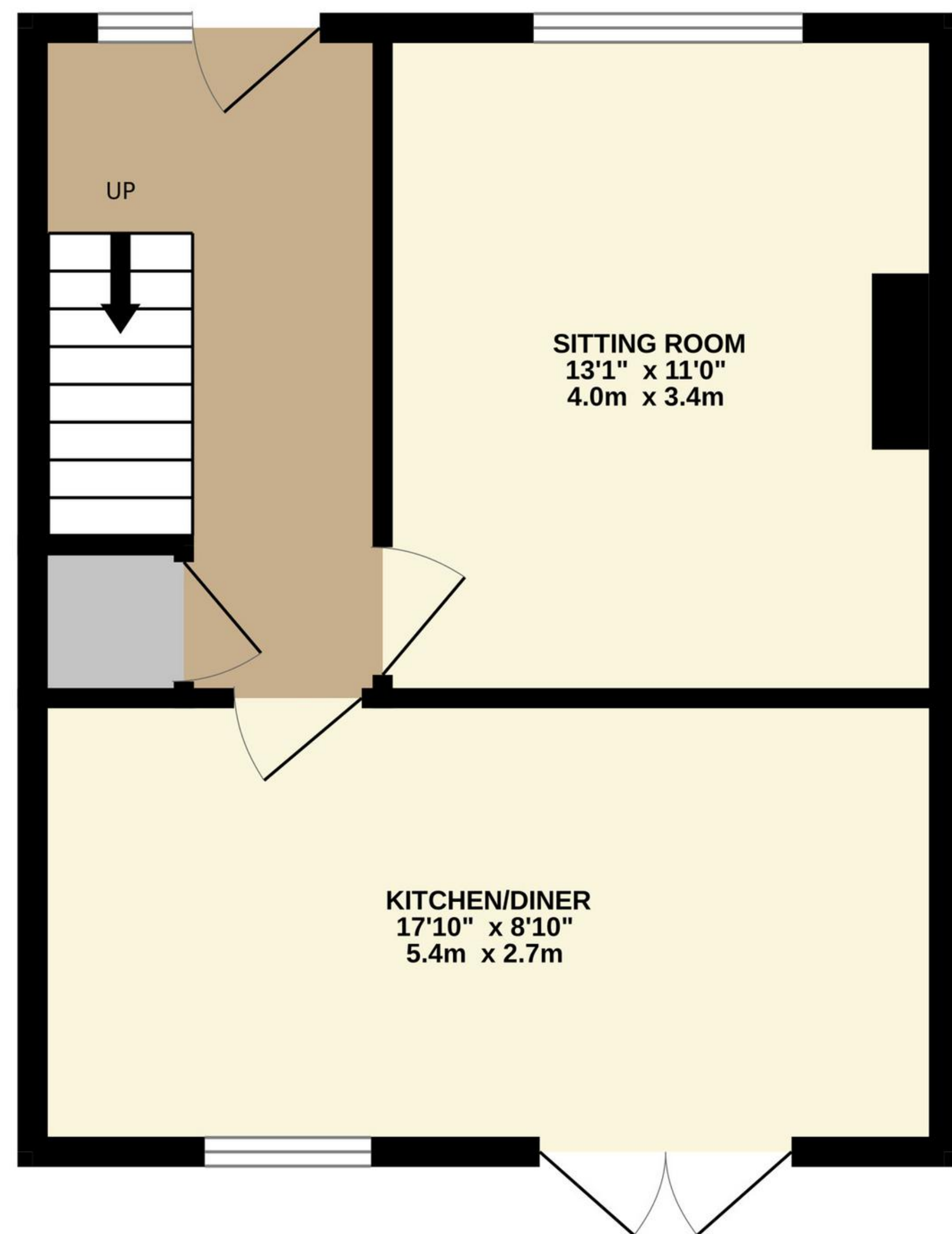
Local Authority: Rushcliffe Borough Council.

## 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 : 778 sq.ft. (72.3 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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