



Smiths  
your property experts



# Brookside

## East Leake

- No upward chain
- Exceptional detached family home
- Great potential for modernisation
- Four double bedrooms and two bathrooms
- Four spacious reception rooms and a kitchen
- Detached former outbuilding with annexe potential
- Block paved driveway set back from the main street
- Private and west-facing rear gardens

### General Description

Smiths Property Experts offer to the market, with no upward chain, this exceptional detached family house set back from the main street in the heart of the highly regarded Rushcliffe village of East Leake.

The property would benefit from modernisation, but we believe it to be of good quality construction with lots of potential. Set on a generous plot, there is also the added benefit of a solid brick studio space (formerly a stable outbuilding), which could easily be converted into annexe accommodation if required.

The property presents the opportunity to create a special and unique family home in a wonderful setting within the centre of this sought-after village.











## The Property

The property is nestled back from Brookside in the conservation area of the village. Benefitting from all mains services, the property is of good quality build construction and offers approximately 2,450 square feet of accommodation (including the main house and studio).

The living space is laid over two floors and centred around a generous hall and first-floor landing. Expect to find a wealth of accommodation, including four double bedrooms and a family bathroom. The main bedroom benefits from en-suite facilities. On the ground floor, there is a kitchen and four generous reception areas comprising a dining room, a sitting room, a family room featuring a vaulted ceiling, and a snug/study. There is also a useful downstairs WC.

The current layout lends itself well to modern living, with the kitchen, dining room, and family room all positioned at the rear of the property and overlooking the garden.

In addition to the main house is a detached former outbuilding with a vaulted ceiling and beautiful original hardwood timbers. The space is split into two areas and would make a superb 'work from home' space or annexe.



## The Outside

To the front of the property is a block-paved driveway providing off-road parking for a number of vehicles. To the rear are private gardens with a due westerly aspect.









## The Location

This property is conveniently located within walking distance to the centre of the village. The village has a strong sense of community, with excellent local schools and a bustling High Street. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as several coffee shops, pubs, and eateries. There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is approximately 6 miles away.

## Property Information

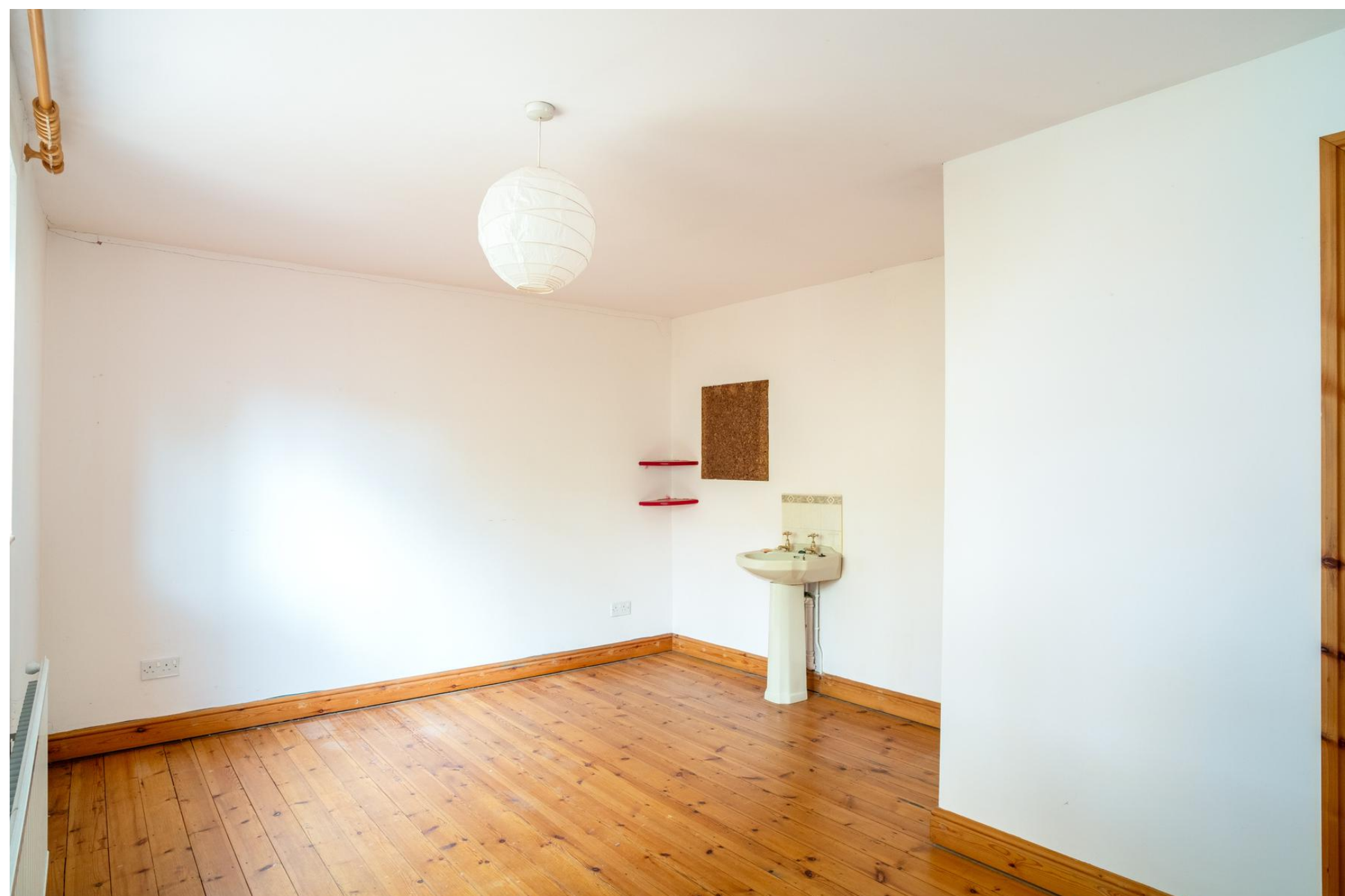
EPC Rating: D.

Tenure: Freehold. Council Tax Band: F.

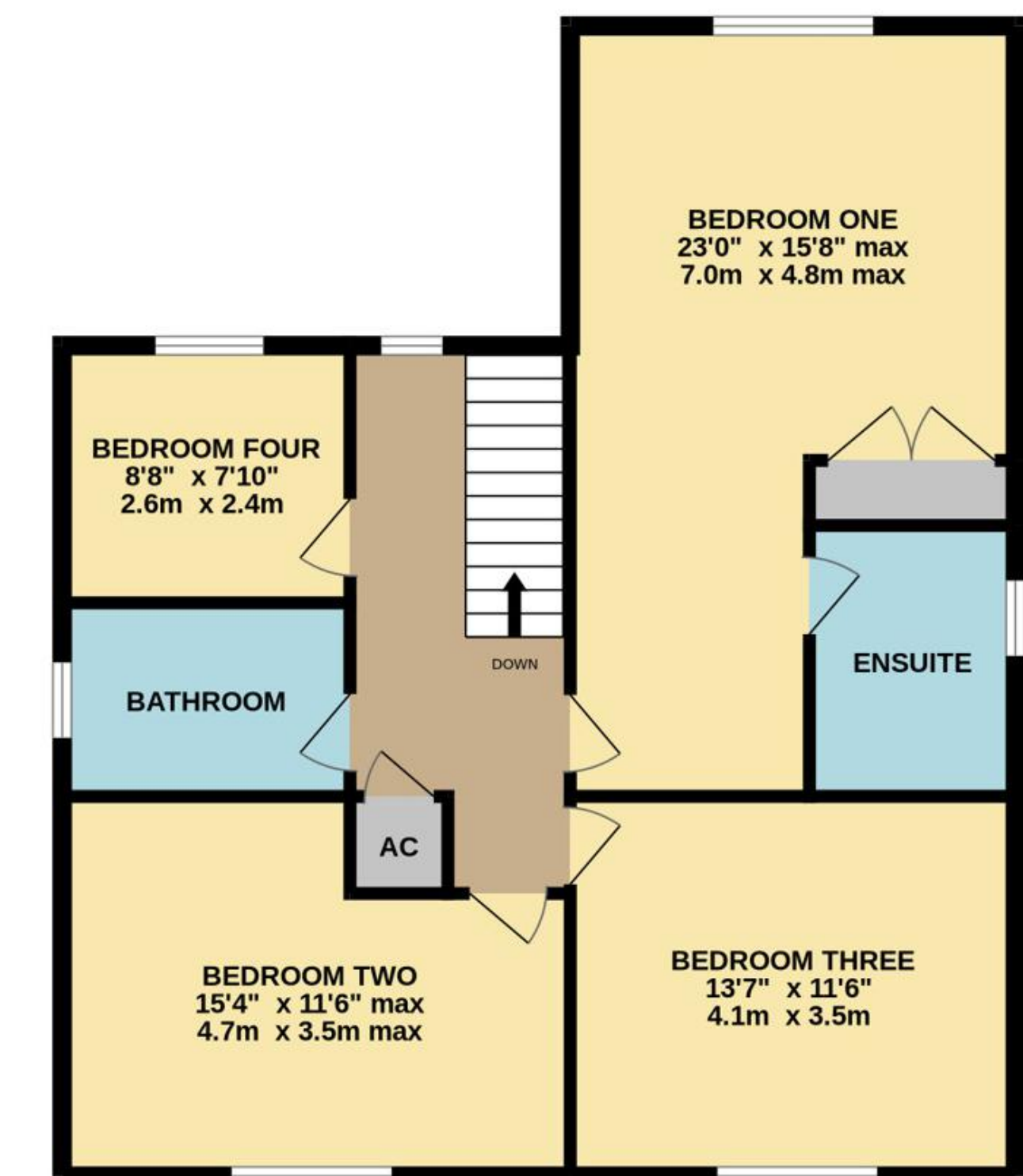
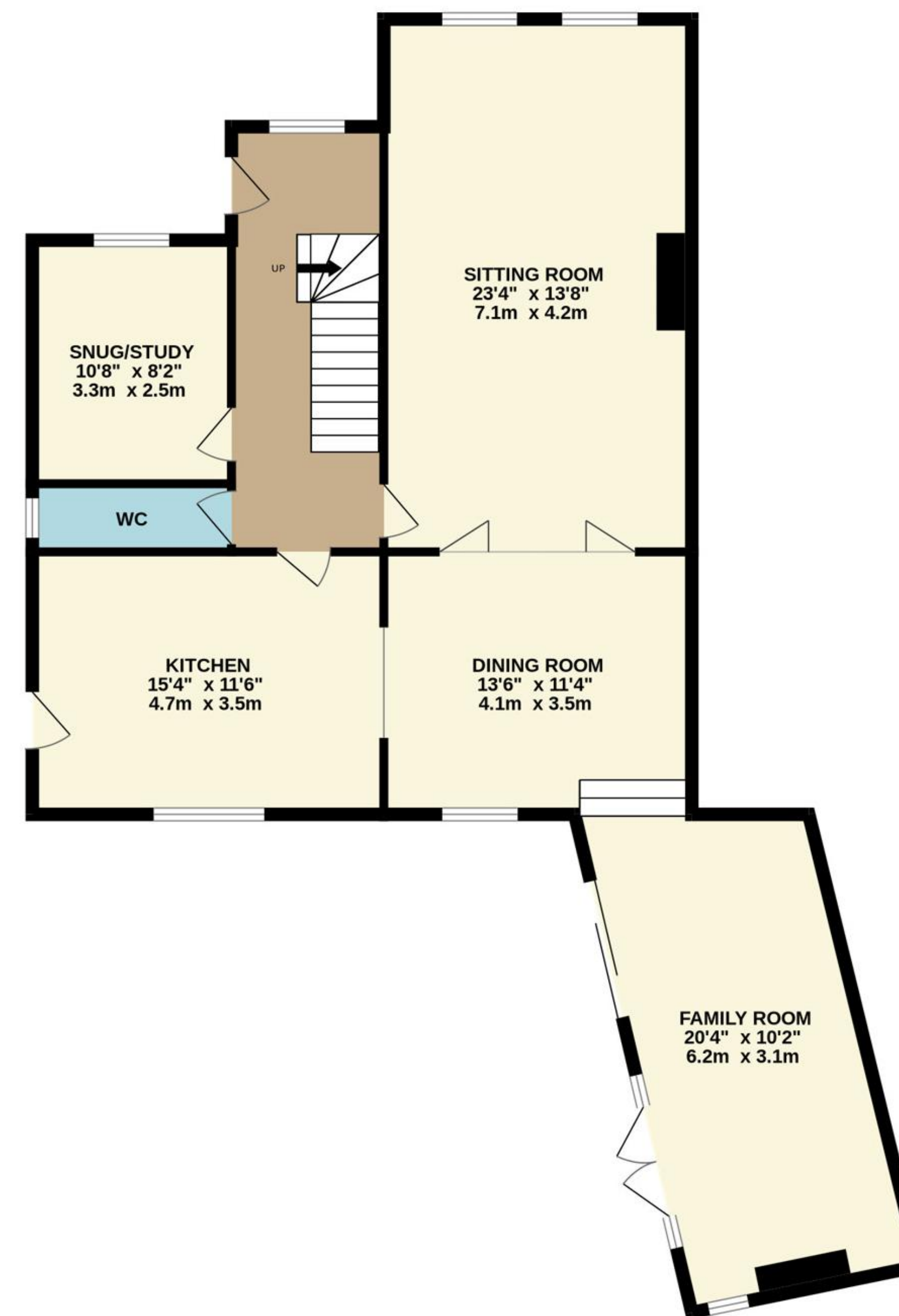
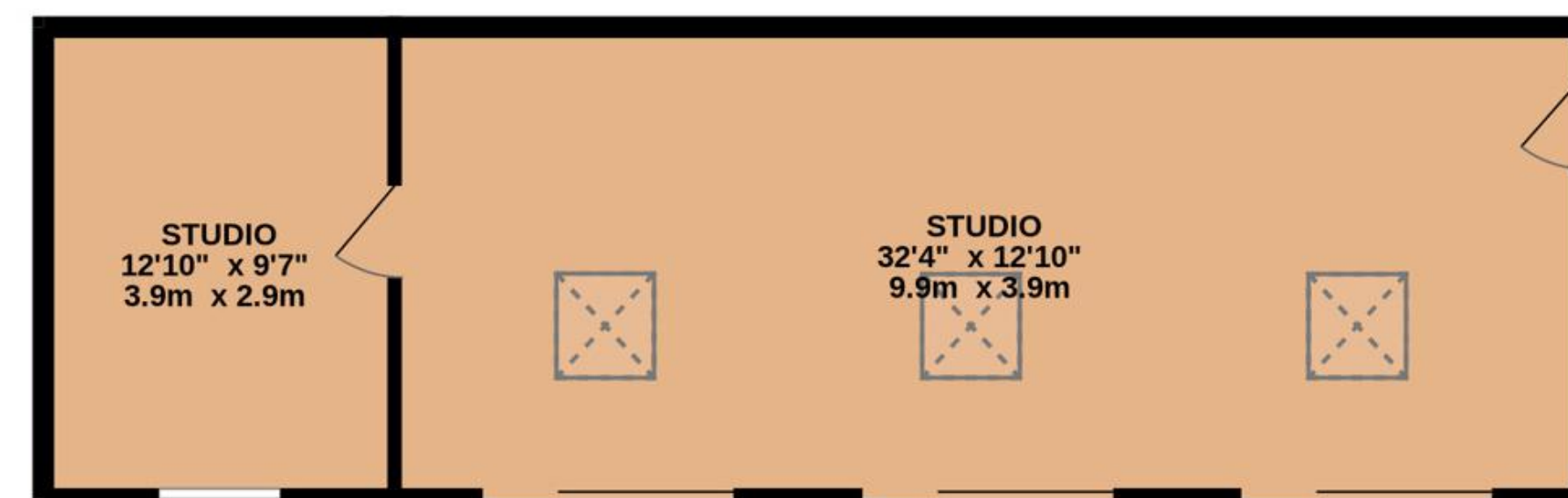
Local Authority: Rushcliffe Borough Council.

## 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 : 2484 sq.ft. (230.7 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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