



Smiths
your property experts

Redgate Place

East Leake

- Spacious and light contemporary property
- Situated in a small cul-de-sac development of individual houses
- Two double bedrooms and a four-piece bathroom
- Open-plan kitchen and living area with bi-fold doors
- Lawned west-facing gardens with a decked seating area
- Off-road parking side-by-side for two vehicles
- Built by Peter James Homes in 2016
- Sought-after village location with excellent local amenities

General Description

Smiths Property Experts are delighted to introduce to the market this contemporary two-bedroom property, featuring an open-plan kitchen and living area with bi-fold doors leading to a west-facing rear garden.

The property is situated on Redgate Place, a small cul-de-sac development of individual modern properties built by Peter James Homes in the sought-after village of East Leake.

Built in 2016, the property has been lovingly maintained by the current owner since new. Benefitting from side-by-side off-road parking for two vehicles, two light-filled double bedrooms, and a four-piece family bathroom.





The Property

The floor area measures approximately 731 square feet, featuring a spacious and light-filled contemporary interiors laid out over two floors.

The accommodation comprises an entrance hall with stairs leading to the first floor and a door providing access to the open-plan living space, which incorporates a fitted kitchen, dining area, and seating area with bi-fold doors leading to a decked seating terrace. There is a useful understairs cupboard and a downstairs w.c.

Upstairs, from the landing, are two generous double bedrooms and a four-piece bathroom, comprising a bath and a separate shower.

The Outside

The property has an attractive contemporary frontage with low-maintenance front gardens and off-road parking side-by-side for two vehicles.

The garden to the rear is mainly laid to lawn. There is a decked seating area, a shed, and a useful side gate.





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: B.

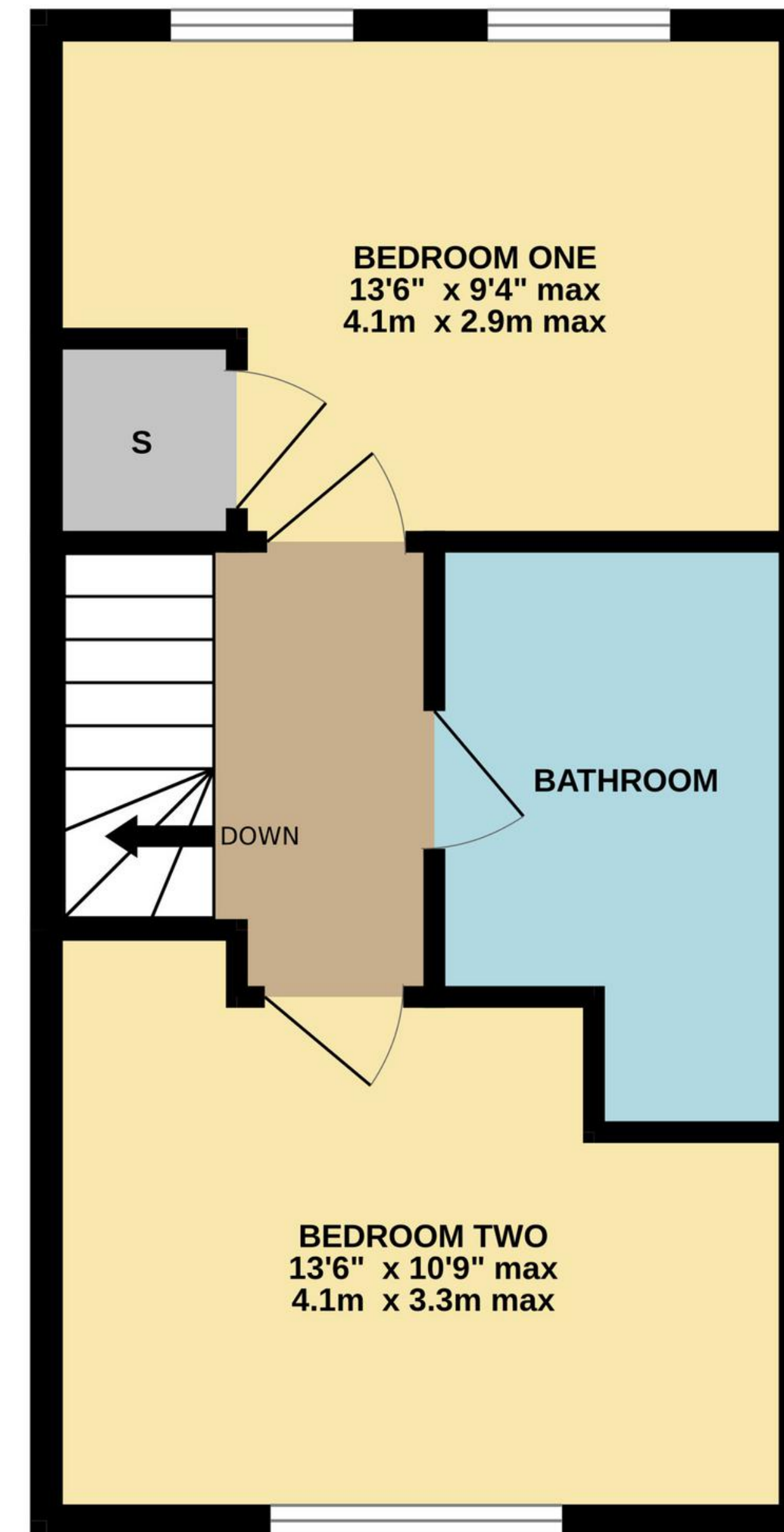
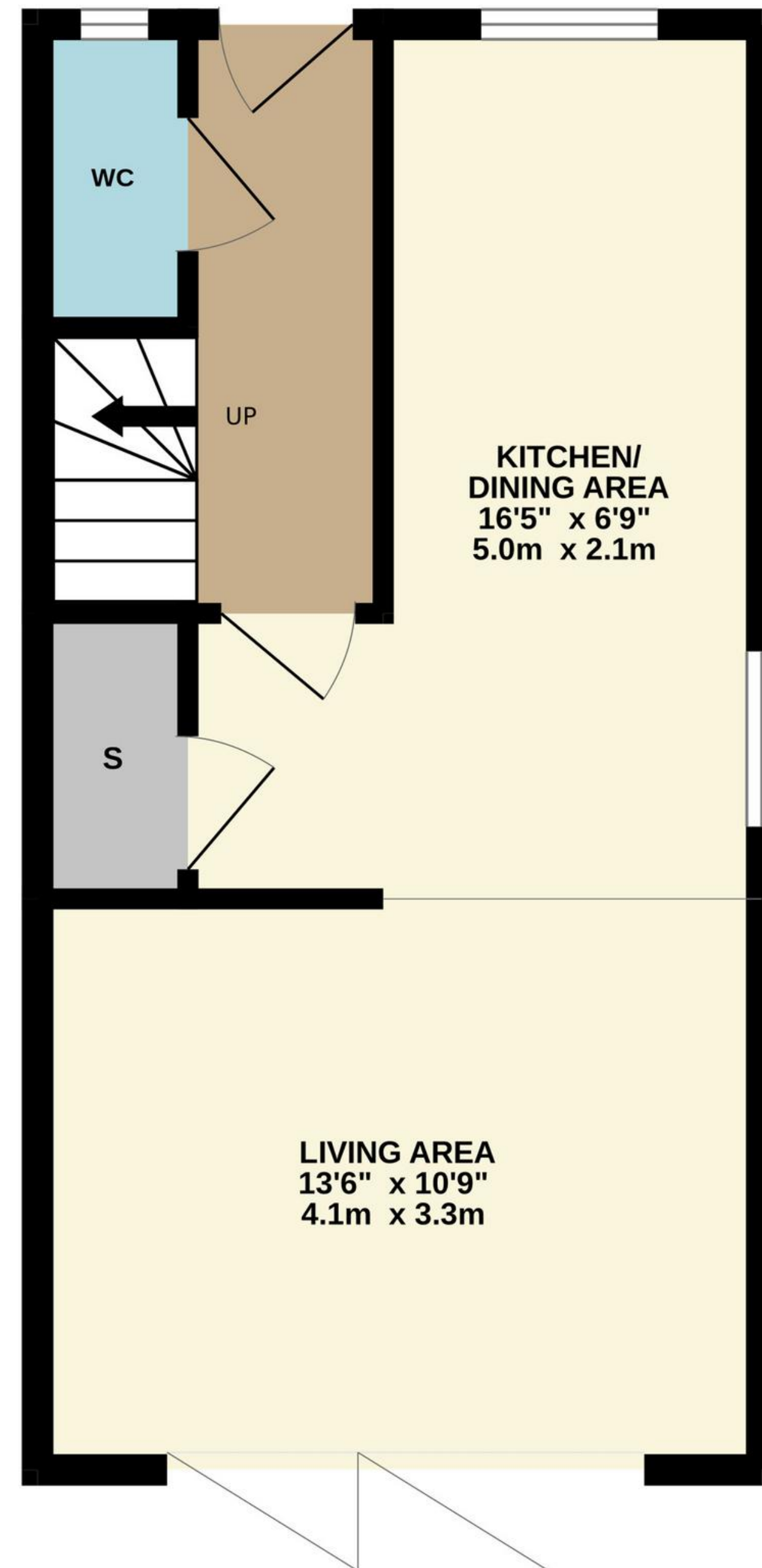
Tenure: Freehold. Council Tax Band: B.

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 : 731 sq.ft. (67.9 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.
Made with Metropix ©2025



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



