



Smiths
your property experts

Main Street

East Leake

- Modern and bright period property
- Situated in the heart of this sought-after village
- Three double bedrooms and two bathrooms
- Lovely sitting room with a wood-burning stove
- Light-filled kitchen with a useful utility room
- Secure rear gardens with a south-facing aspect
- Gas central heating and uPVC double glazing
- Walking distance to an array of amenities and schooling

General Description

Smiths Property Experts offer to the market this superb period village home situated in the heart of East Leake and within easy reach of a full host of amenities, including public houses, eateries, and well-regarded schooling options. The property provides approximately 1,000 square feet of internal accommodation, complemented by generous rear gardens.





The Property

Internally, the property is presented in excellent condition, with gas central heating and uPVC double glazing throughout. Modernised and updated to provide generous living space, you can expect to find a bright and clean accommodation, featuring three double bedrooms across the first and second floors. The principal bedroom suite, located on the second floor, has an en-suite shower room, and there is also a separate family bathroom on the ground floor. There is also a lovely sitting room with a wood-burning stove, a light-filled kitchen/diner, and a useful utility room.

The Outside

The property is set back from the street behind a low-level wall. To the rear is a secure courtyard with a newly laid terrace, and behind are secure lawned gardens all with a south-facing aspect.





The Location

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

Property Information

EPC Rating: E.

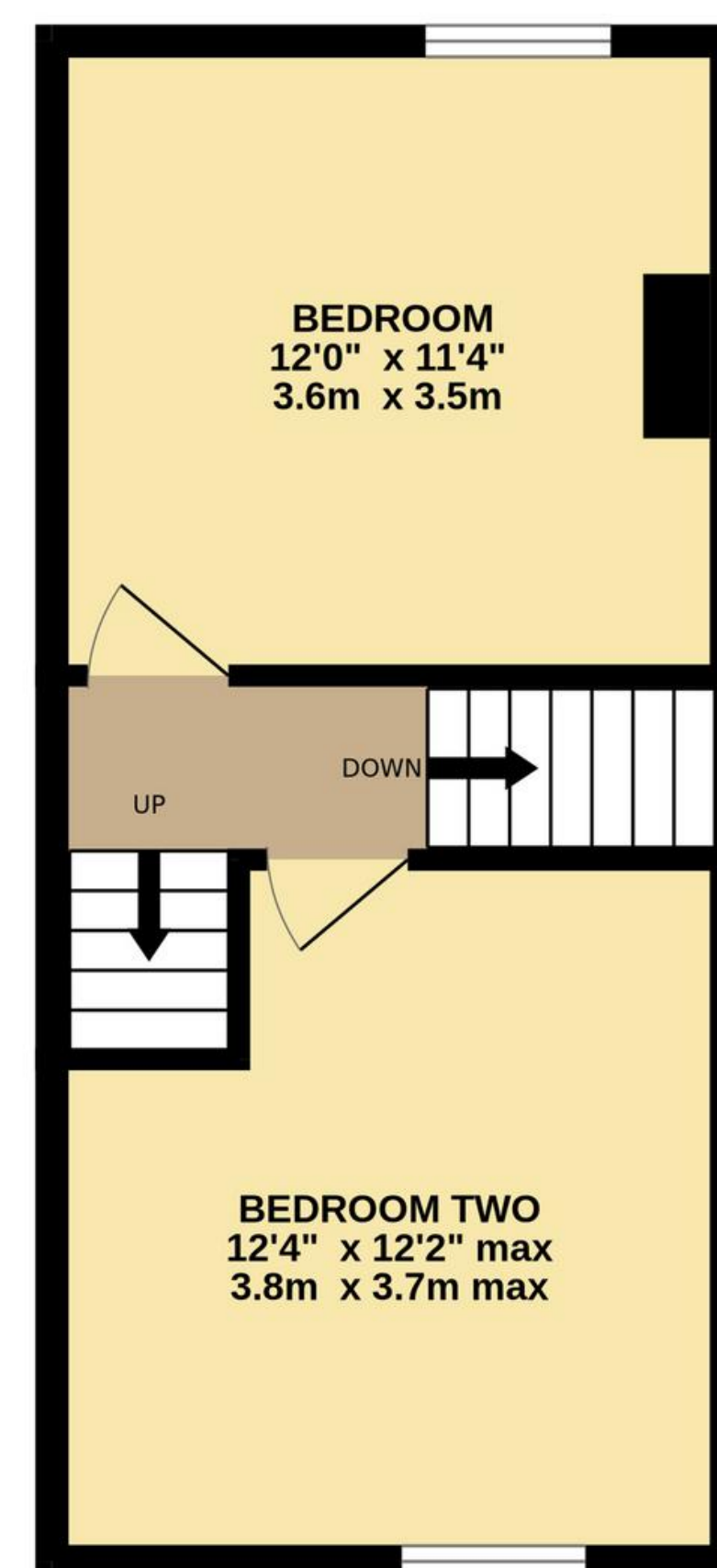
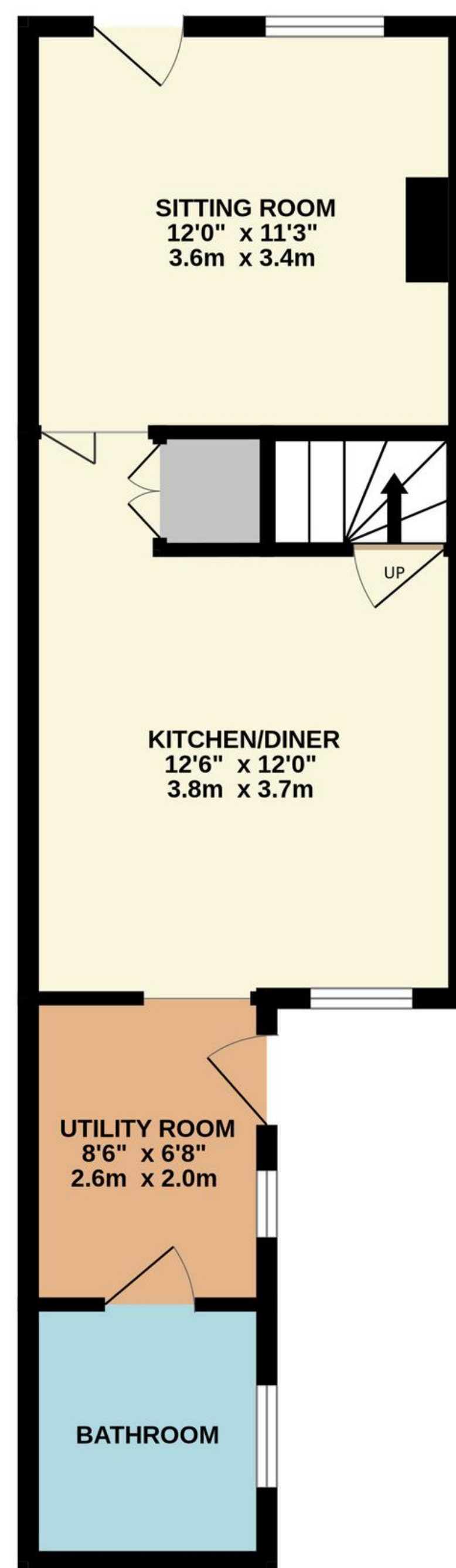
Tenure: Freehold. Council Tax Band: B.

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 : 991 sq.ft. (92.0 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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01509 278842

sales@smithspropertyexperts.com

[smithspropertyexperts.com](https://www.smithspropertyexperts.com)



