



Smiths
your property experts



Godber Road

East Leake

- Exceptional detached family home in an excellent plot
- Built in 2012 by the well-reputed David Wilson Homes
- Sought-after position adjacent to open fields
- Six double bedrooms and four bathrooms
- Open-plan kitchen/diner, spacious sitting room, and a study
- Beautiful garden room with bi-fold doors and a wood-burning stove
- Professionally landscaped west-facing rear gardens
- Extensive off-road parking with driveways to either side



General Description

Smiths Property Experts are delighted to introduce to the market a truly exceptional detached family home built by the well-reputed David Wilson Homes. The property provides a wealth of floor space extending to approximately 2,523 square feet, including a beautiful garden room with bi-fold doors and a wood-burning stove (formerly a detached double garage).

Beautifully maintained and upgraded by the current owners, who have owned the house since new, the living space spans three floors. The gardens are landscaped and west-facing, wrapping around to the right-hand side of the property with rarely available views over the countryside. There is a double-width driveway to the left-hand side of the property, and, due to its superb position, additional parking to the right-hand side.









The Property

The property is situated in a private position on the edge of this village development. Built in 2012 by David Wilson Homes and presented in outstanding condition throughout, there is a wealth of reception and bedroom space spanning three floors. With six bedrooms, four bathrooms, three generous reception rooms, and a beautifully converted double garage garden room, the property is ideal for a large or growing family.

Benefiting from uPVC double glazing and gas central heating, the accommodation is light-filled and generous, centred around an entrance hall with a cloak cupboard and a separate WC. The first-floor landing also provides excellent storage.

There are three main reception areas, including a study, a generous sitting room with a bay window overlooking the countryside and French doors providing direct garden access, and a front-to-back upgraded kitchen/diner with bi-fold doors also leading out to the garden. Beautiful Parquet hardwood flooring runs through the entrance hall, sitting room, and study. There is also a useful utility room.

On the first floor, there are four double bedrooms and a four-piece family bathroom. The principal bedroom has a four-piece en-suite bathroom and dressing area with built-in wardrobes. The second floor leads to a beautiful light-filled guest bedroom with further fitted wardrobes and an en-suite shower room. There is also a sixth bedroom and a further shower room.







The Outside

The property occupies an excellent and peaceful position and is adjacent to open fields used for sheep grazing. There are front gardens, a tarmac-laid double-width driveway and a further parking area to the right-hand side. In all, there is off-road parking for five vehicles comfortably.

The plot wraps around to the right-hand side of the main house, extending the garden area, which is fully landscaped and benefits from a due west aspect and open views to the right-hand side. A large contemporary sun terrace wraps around the back of the main house, seamlessly connecting the main living space with the gardens. A useful electrically operated sun awning is fitted behind the kitchen.

The owners have converted the double garage into a beautiful garden room with a vaulted ceiling and bi-folding doors; an excellent studio, work from home, or entertaining space. There are central lawns with planted borders to the rear, a play space to the right-hand side of the main house, and a substantial garden store by 'Bentley's of Rothley'. Please note that, should the eventual purchaser wish, the garage could be converted back into a detached double garage with relative ease.

The Location

The property is conveniently situated within walking distance of primary and secondary schooling. 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 are also several independent shops, 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: C.

Tenure: Freehold. Council Tax Band: G.

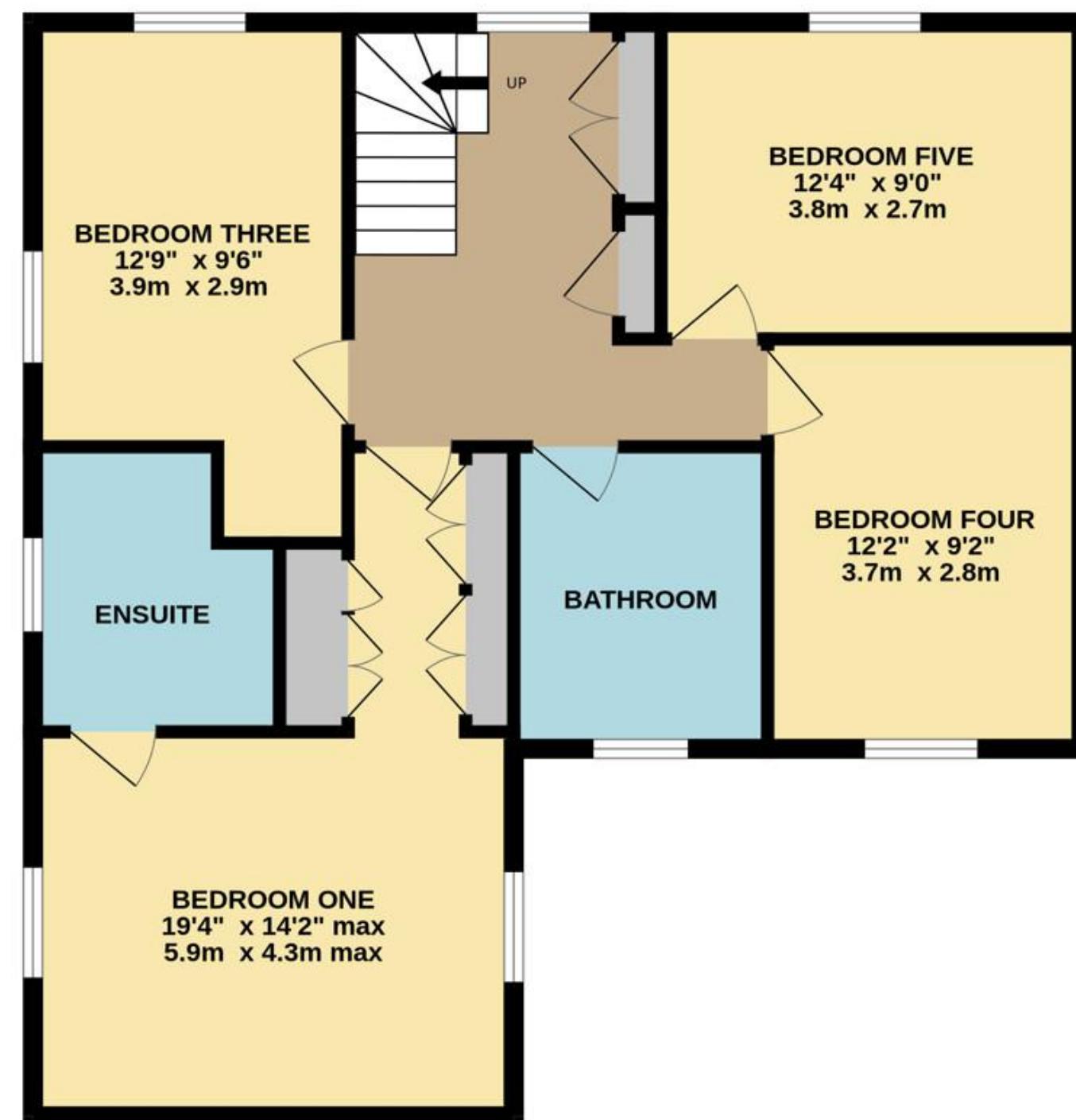
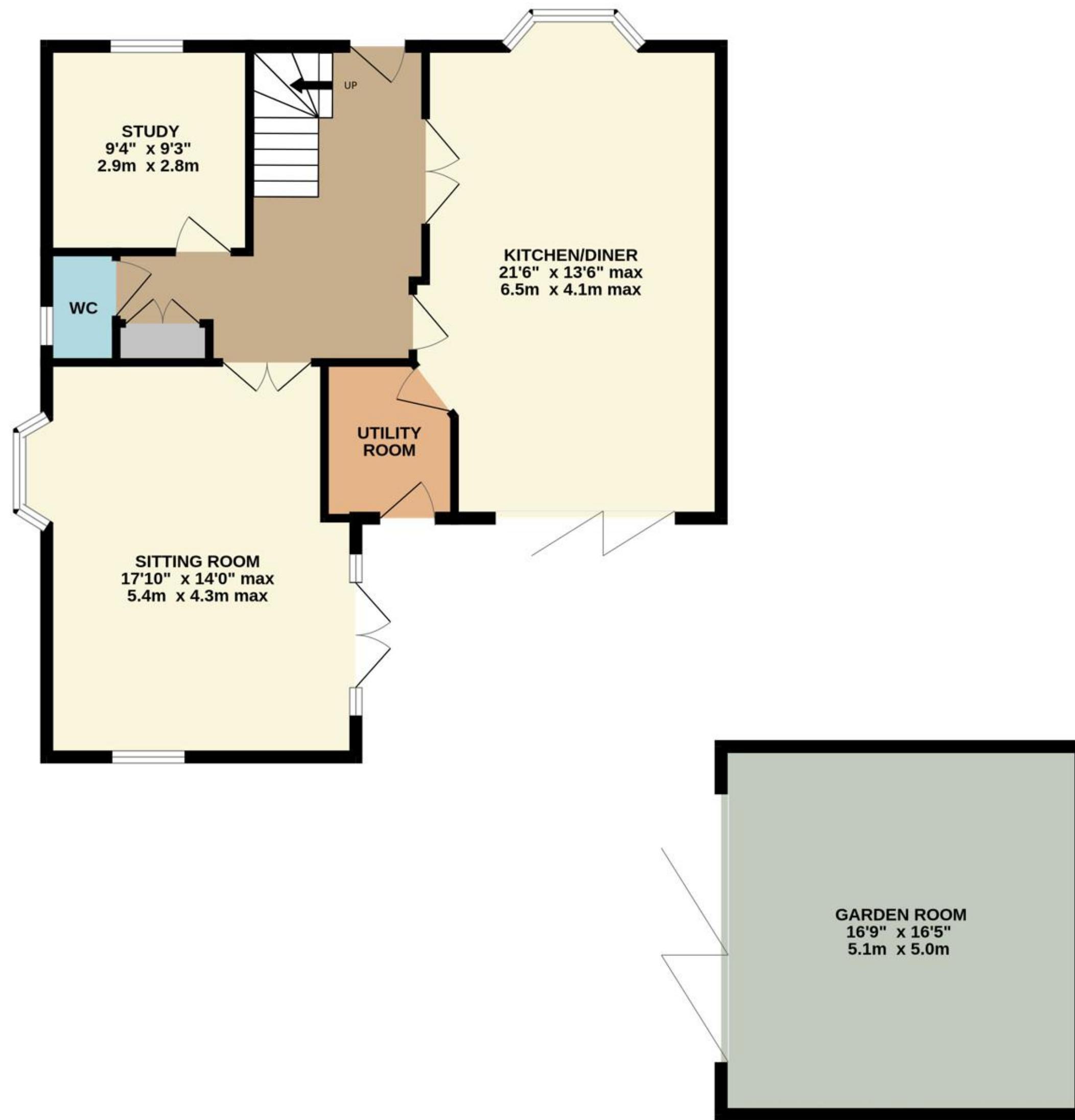
Local Authority: Rushcliffe Borough Council.

Distances

Loughborough 6 miles, Nottingham 11 miles, Leicester 18 miles, and Derby 18 miles. Loughborough Train Station 5 miles (trains to London from 1 hour 14 minutes), East Midlands Parkway Station 7 miles, and East Midlands Airport 10 miles (distances and timings are approximate).

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 : 2523 sq.ft. (234.4 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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