



Smiths
your property experts

Brookside

East Leake

- No upward chain
- A quintessentially English Grade-II Listed cottage
- Located in the heart of this sought-after village
- Beautifully upgraded by both previous and current owners
- Delightful, landscaped cottage gardens with raised beds
- Off-road parking and a garage with power and lighting
- Sitting room with a wood-burning stove
- Three bedrooms and a refitted period-style bathroom

General Description

Smiths Property Experts offer to the market a charming period cottage, located in the heart of East Leake within the conservation area on Brookside. This quintessentially English cottage is Grade-II listed and has been beautifully upgraded by both the previous and current owners, resulting in its present-day immaculate condition. The property is being offered with no upward chain.

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service. East Midlands Airport is just six miles away.







The Property

The cottage has been beautifully upgraded and boasts features such as Yorkshire sliding sash windows with slim double glazing units, original Cruck frame beams, a wood-burning stove, and beautiful Oak doors.

The accommodation extends to approximately 760 square feet laid over two floors. In brief, the living space comprises a reception hall with a stable door to the rear and direct garden access, a sitting room, and a kitchen/breakfast room. The ground floor space is light-filled with windows to the front and rear aspect, and the kitchen has been lovingly designed and hand-built by highly regarded local joinery firm Dale Penney Kitchens. Upstairs from the landing are three bedrooms and a beautiful, refitted period-style bathroom suite.

The Outside

The cottage sits behind the Brook in the heart of the village, just a short walk from a full range and offering of local amenities. There is a superb view of the church to the front. To the rear are landscaped cottage gardens that incorporate seating terraces, lawns, well-stocked mature beds, and borders, and raised beds for vegetables. The gardens are private and boast a sunny aspect, and behind them is both off-road parking and a garage with power and lighting.







Property Information

Grade-II Listed.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

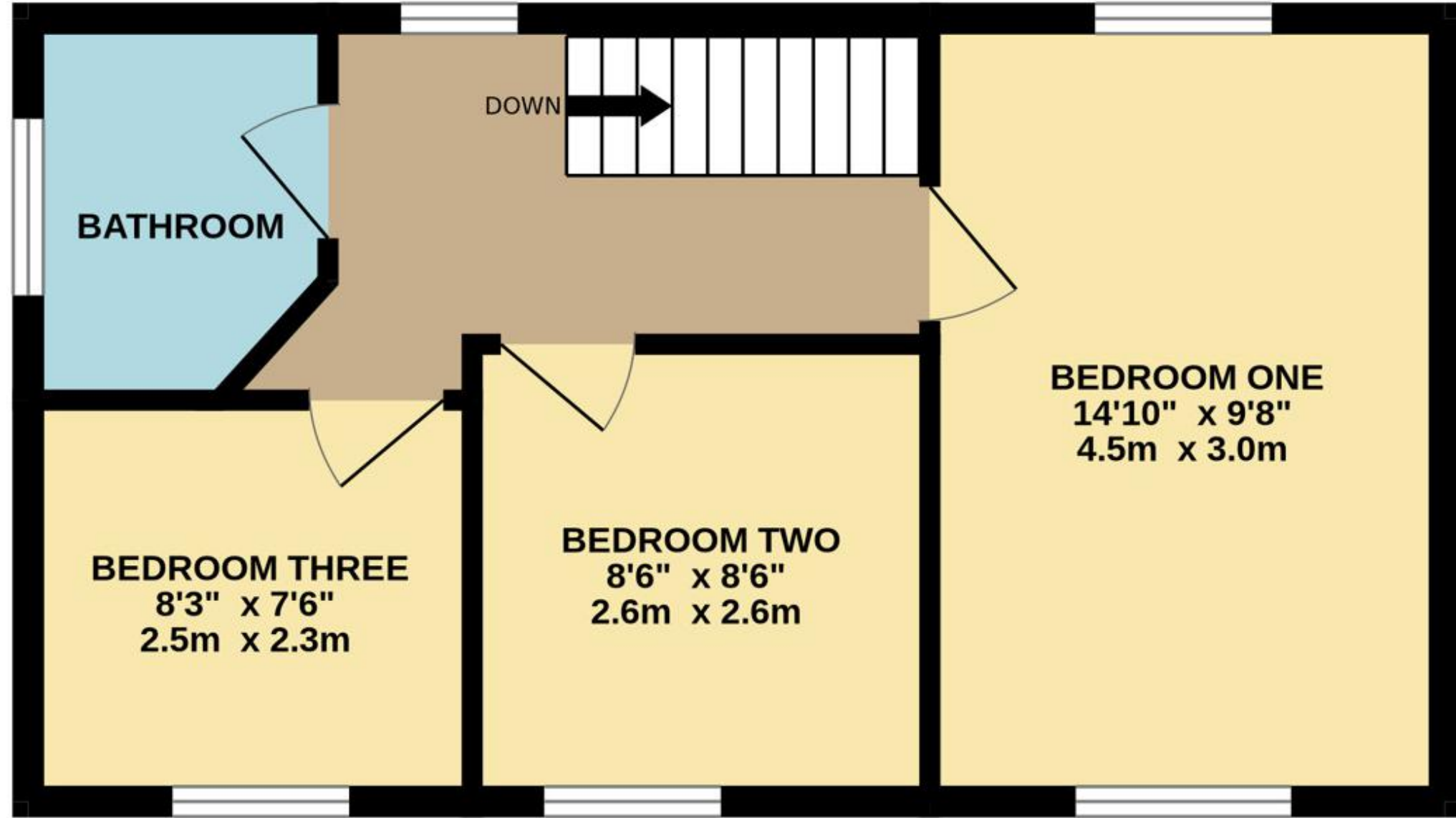
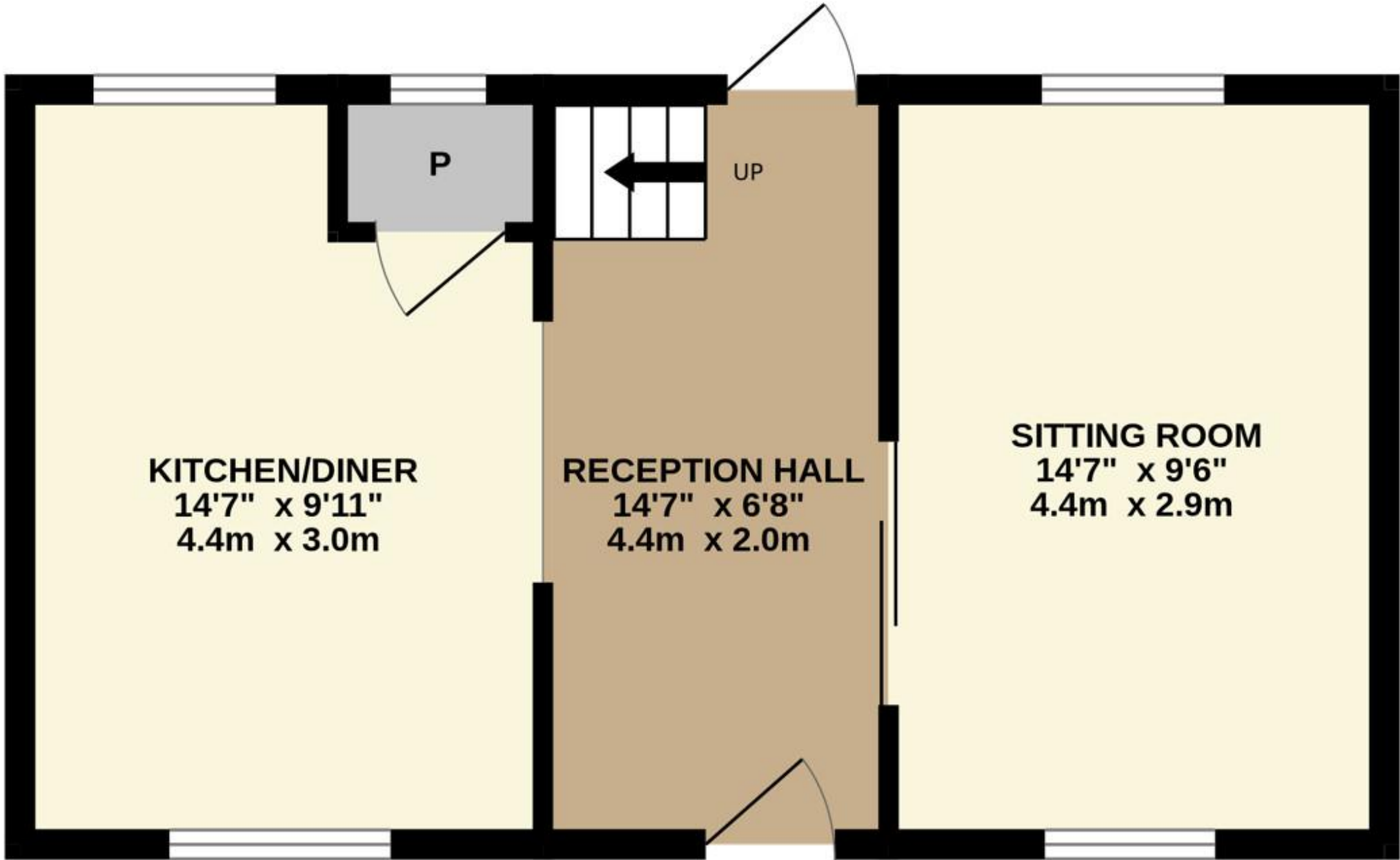
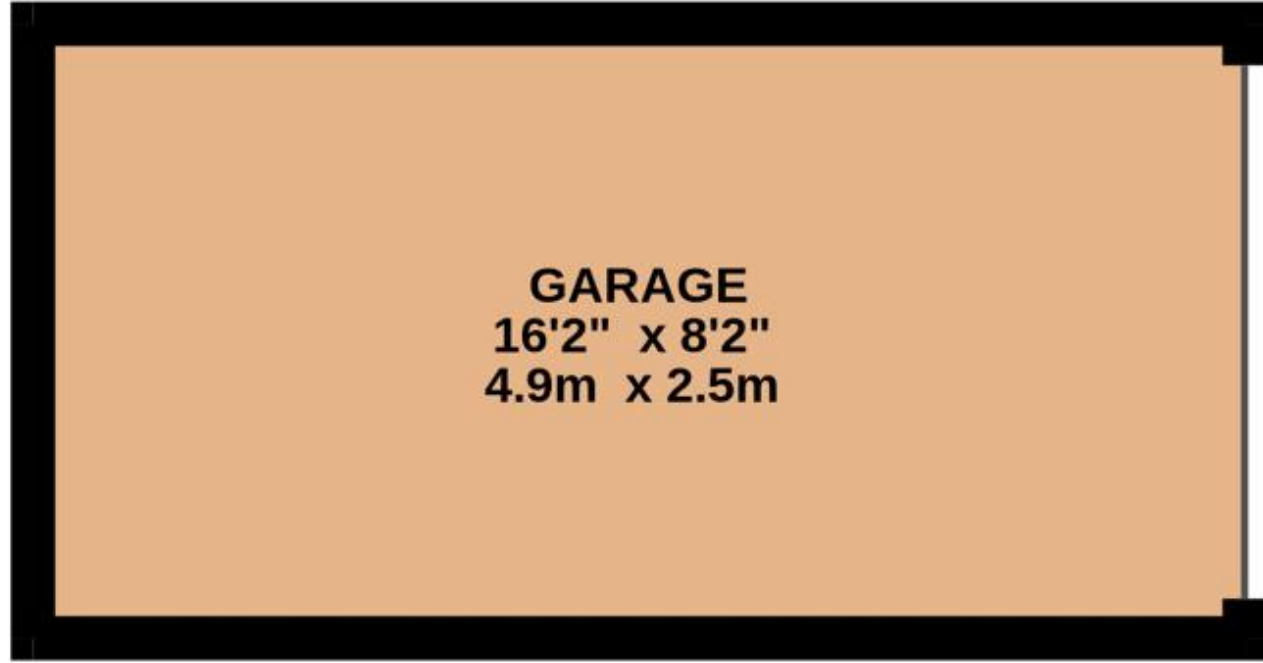
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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