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your property experts

# Holmestead Close

Costock

- Beautifully presented 'Georgian' style detached family home
- Built by Charles Church Homes in 2009
- Thoughtfully designed living space in immaculate condition
- Five bedrooms (four double rooms) and four bathrooms
- Three reception rooms and a kitchen/breakfast room
- Private driveway and a detached single garage
- Private rear gardens and a lovely aspect across the countryside
- Sought-after location on a no-through residential street



## General Description

Smiths Property Experts are delighted to be instructed to market this beautifully presented double-fronted modern family home, built by Charles Church in 2009.

This 'Georgian' style five-bedroom property enjoys a sought-after position on a peaceful no-through residential street, with totally private rear gardens and a lovely open aspect across countryside. There is a private driveway to the left-hand side with off-road parking for several vehicles and a detached garage.

Internally, the property offers generous living space with five bedrooms, four bathrooms, three reception rooms, and a smart kitchen/breakfast room.







## The Property

The property is thoughtfully designed and presented in immaculate condition with uPVC double glazing and gas central heating. The floor area measures approximately 1,750 square feet, with accommodation laid around a central hallway and the landing spaces on the first and second floors. The ground floor has under-stairs storage and a useful WC. There are four separate reception areas, including a dining room, a study, a lovely sitting room and a smart kitchen/breakfast room. The design makes this house extremely versatile. For example, the sitting room could be easily expanded by removing the stud wall that separates it from the study. Both the kitchen and sitting room offer direct access to the rear gardens. The kitchen is fitted with a full range of integrated appliances, including a dishwasher, a fridge/freezer, and a double oven with a gas hob and extractor hood over.

Upstairs, to the first floor, are three bedrooms and the family bathroom. Two of the bedrooms are large doubles with separate en-suite shower rooms. Of note is the main bedroom with a recently upgraded en-suite and also a dressing area with built-in wardrobes. On the second floor are two further impressive double bedrooms and a shower room. The larger of the two houses a bank of built-in storage, and there is also useful space in the eaves.

## The Outside

The property sits back from the street behind a mature evergreen border. There is a private driveway with off-road parking for several vehicles. Behind the driveway is a detached garage with an up-and-over door and a personnel door, providing access from the garden. The rear garden is a particular feature of this lovely home. Offering a totally private aspect, with views over a green space to the rear. There are mature borders planted around a flat central lawn. To the bottom left-hand corner of the garden is a generous flagstone-laid seating terrace.





## The Location

The village of Costock boasts a close-knit community, a church, a village hall, a public house, and a highly rated primary school. This property is less than a three-minute walk from a dedicated, well-equipped children's play area (including mini-football pitch) and the Costock Nature Reserve. In the larger and neighbouring village of East Leake, you will find amenities including a doctor's surgery, a dental practice, a chemist, and a library. There is also a bakery and several coffee shops, pubs, and eateries. The village has excellent commuter links via the A60, the nearby A46, and the M1 motorway. There is easy access to Nottingham, Leicester, Melton Mowbray, and Loughborough. East Midlands Airport is also just a 20-minute drive away.

## Property Information

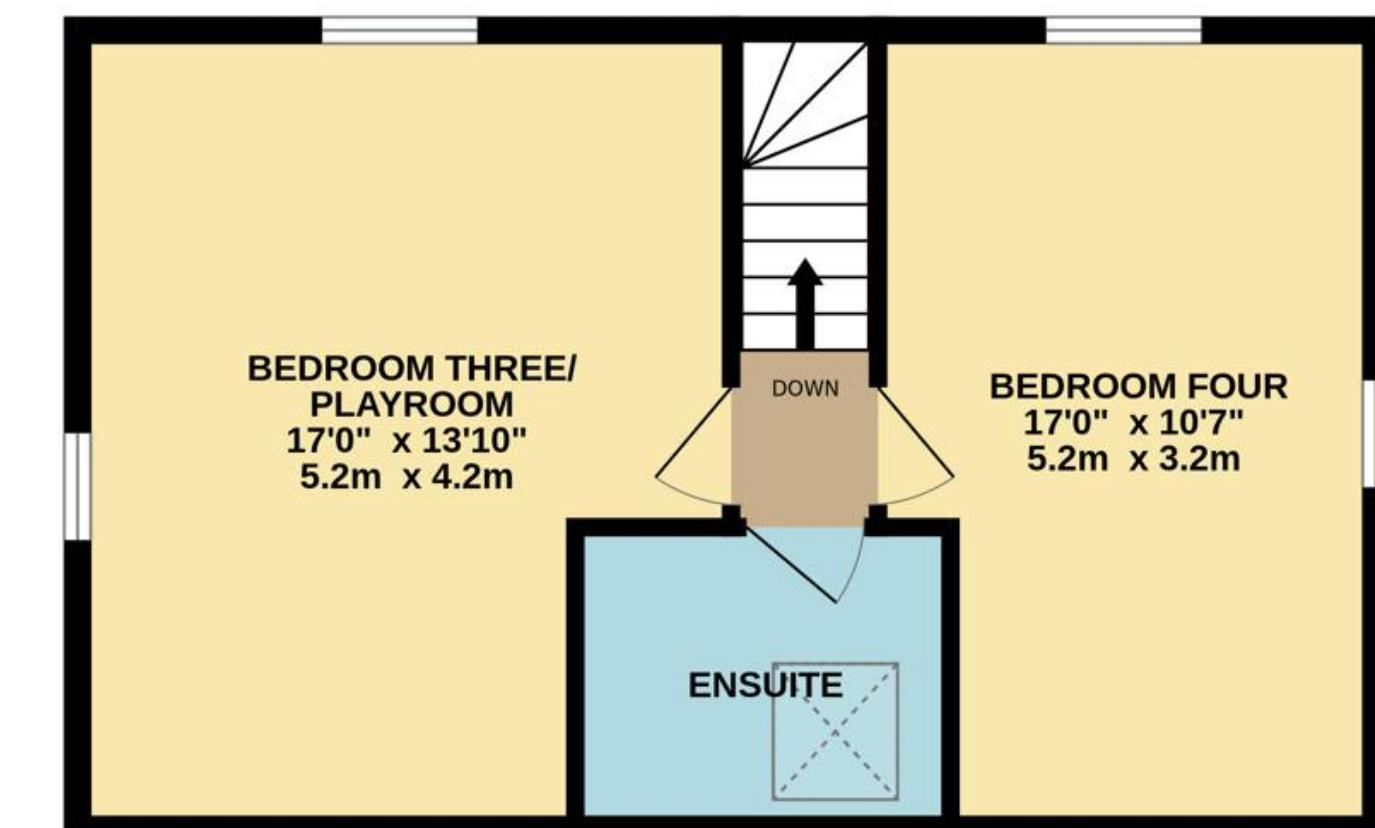
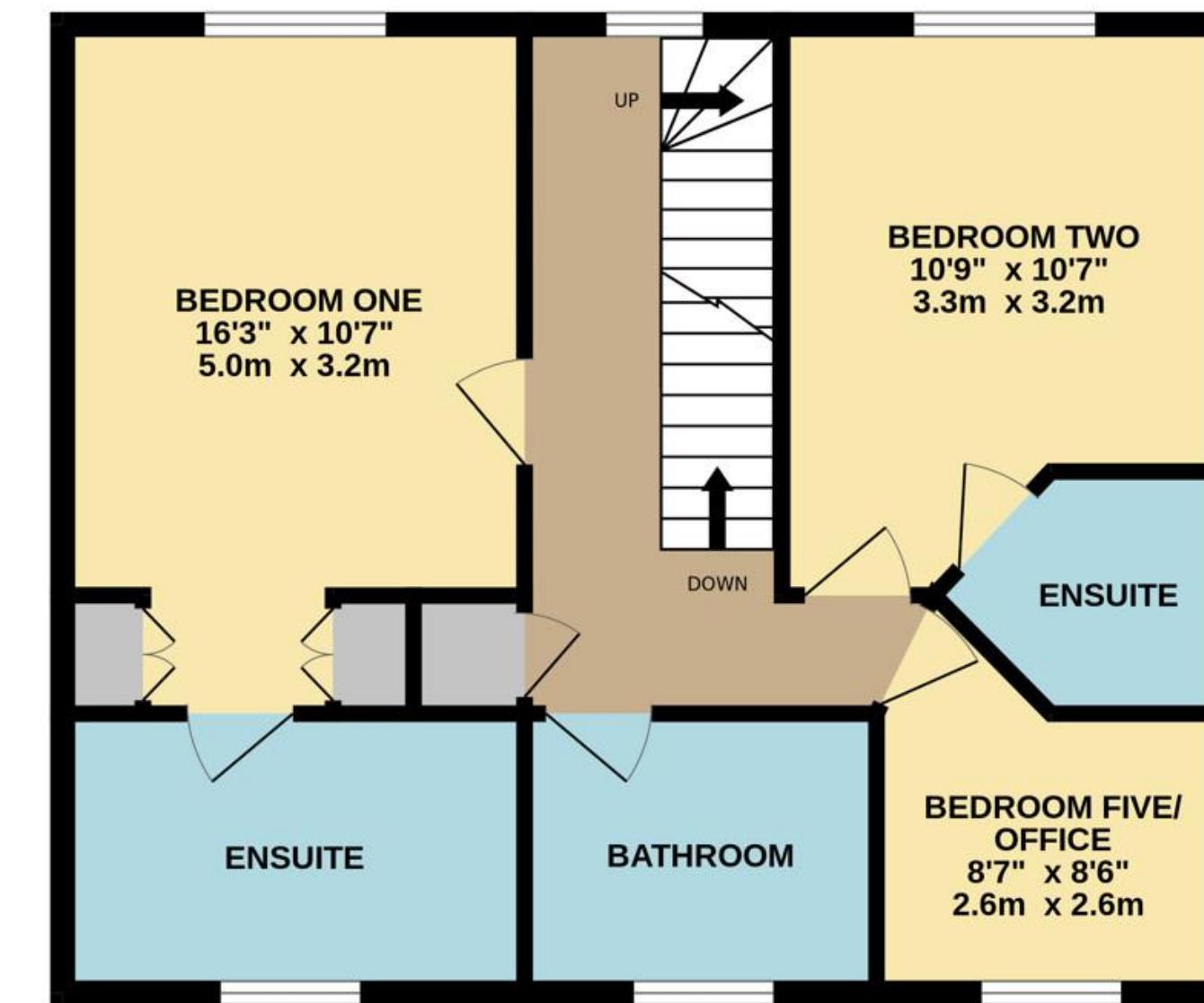
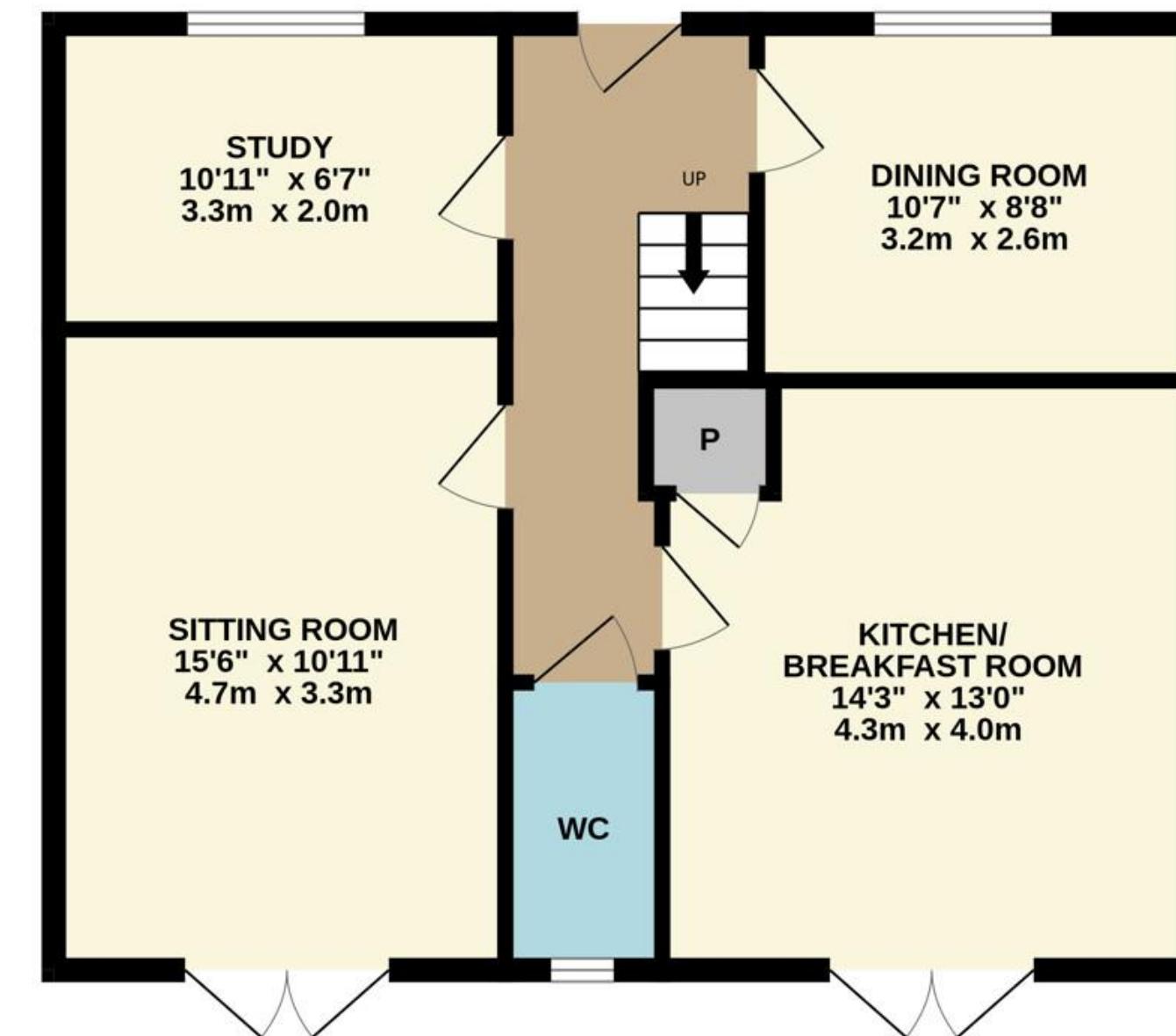
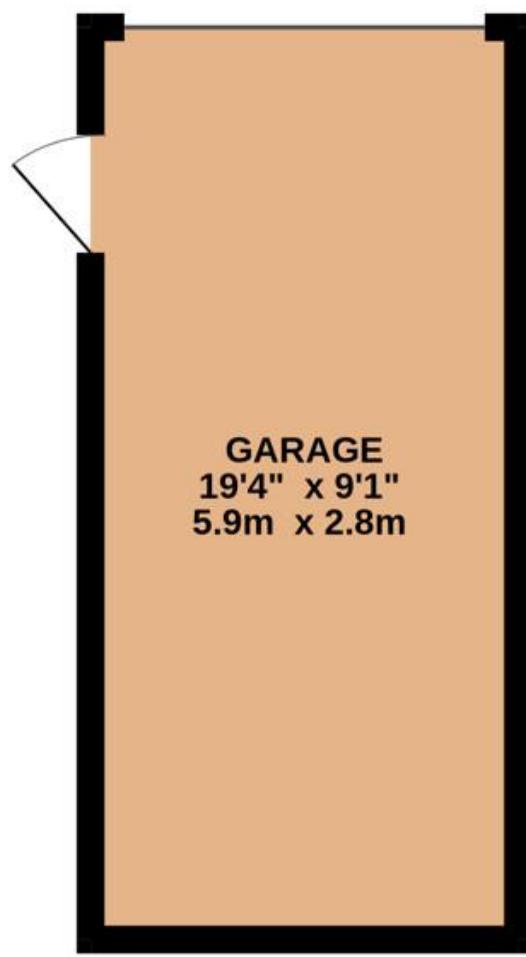
EPC Rating: C.

Tenure: Freehold. Council Tax Band: E.

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 : 1903 sq.ft. (176.8 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](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)



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