

Leake Road

Gotham, Nottingham, NG11 0LE

John
German







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£735,000

A stunning, spacious, beautifully presented and perfectly proportioned home with an incredible garden, overlooking livestock and livery fields which has been significantly improved and maintained by the current owners.

This property would make an ideal purchase for growing or established families, executive couples or multi-generational living.

The property is located approximately 0.7 miles from Gotham and 1.5 miles from East Leake. Both villages provide ample amenities including schools, shops, boutiques, pubs, restaurants and leisure facilities. Being located so perfectly within the countryside, there are plenty of green spaces to enjoy walking and cycling routes.

Public transport well catered for by regular bus service (the stop is practically outside the front door!); commuter access to the M1 and A46 is excellent. Rail links can be found nearby at East Midlands Parkway, which is roughly 10 minutes by car, while East Midlands Airport is located approximately 15/20 minutes away by car via the A453.

Accommodation comprises; five bedrooms (four double), family bathroom, shower room, ground floor W.C., utility/boot room, sitting room, formal lounge and open plan kitchen/diner with bi-fold doors leading to the garden.

Externally, the property offers an estimated 0.5 acre plot with the front and rear elevations being a particular feature, overlooking livestock and livery fields. The current owners have constructed a double garage within the ample driveway which has an electric car charging point and Wi-Fi.

The rear garden is a perfect space for relaxing or entertaining, predominantly laid to lawn with mature hedges, trees and borders. At the very bottom of the garden is an outbuilding which could be replaced or converted to provide a further entertaining space or potentially an annex (subject to permission and covenants).

Agent's Note: A Conveyance of the land in this title dated 15 February 1935 made between (1) Leonard Scott and (2) Edna Frances Mary Aldwinckle contains restrictive covenants.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: Some of the garden photos were taken by the owner during the summer months. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency www.rushcliffe.gov.uk

Our Ref: JGA/12032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



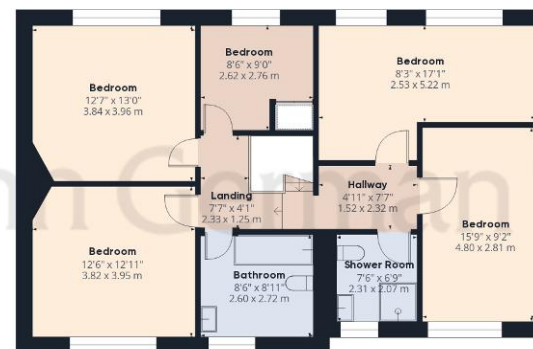








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2686.66 ft²

249.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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