



Ladybird Close, East Leake



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£475,000



Key Features

- IMPOSING STYLISH DETACHED HOME
- FIVE DOUBLE BEDROOMS
- MASTER SUITE ACROSS ENTIRE SECOND FLOOR
- LARGE OPEN PLAN LIVING DINING KITCHEN AREA WITH GARDEN ACCESS
- ENVIABLE PLOT WITH 10 CAR PARKING/SPACE FOR MOTORHOME
- ONE AND HALF SIZE DETACHED GARAGE
- EPC rating B
- FREEHOLD





This impressive, substantial five bedroom detached family home is situated on a peaceful, head of cul-de-sac location with its own extensive, gated private driveway, all nestled on the edge of the village with countryside walks around the corner.

Designed for modern family living, this imposing property offers exceptional space both inside and out—including an expansive 10 car driveway and a rare 1.5 size detached garage, perfect for car or motorcycle enthusiasts who need additional room for storage, tools, or hobby space. There is more than enough room for a caravan or motorhome and all this is securely gated and tucked away too!

Inside, the home provides generous reception rooms, a bright and flexible layout, and well proportioned bedrooms ideal for growing family life, a blended family, those with busy teenagers or even a mobile dependent relative. The floorplan explains it all, but some of the standout features include a full width open plan living dining kitchen area, a separate study/children's playroom, a 'jack n jill' ensuite shower room shared between bedrooms two and three and a master bedroom suite covering the entire second floor.

This home enjoys an enviable position on the edge of the village with south east facing garden, placing beautiful countryside right on your doorstep. East Leake offers numerous scenic walks, including routes through Meadow Park, Fox Hill, and the West Leake Hills—perfect for weekend adventures and dog walking. The popular West Leake Hills circular walk begins right in the village and winds through woodland, farmland, and historic village centres.

East Leake is also exceptionally well served by highly regarded primary and secondary schools, all within easy reach, most notably:

Millside Spencer Academy - A modern, purpose-built primary school opened in 2022 to serve the growing village, offering an exciting and creative curriculum

Brookside Primary School - A centrally located primary school with extensive grounds, woodland areas, and a strong community feel.

East Leake Academy - The village's well-established secondary school, specialising in ICT and mathematics and rated Good.

Good to know; The property has uPVC double glazing throughout. Gas central heating powered by a conventional boiler located in a kitchen cupboard.

To find the property; Sat nat postcode LE12 6YU - what3words.com/retrial.regularly.scorched







HALLWAY 7.86m x 1.61m (25'10" x 5'4")

LOUNGE 5.3m x 4.05m (17'5" x 13'4")

STUDY/FAMILY ROOM 3.58m x 3.02m (11'8" x 9'11")

LIVING DINING KITCHEN 8.29m x 4.82m (27'2" x 15'10")

MASTER BEDROOM SUITE 8.29m x 7.58m (27'2" x 24'11")

EN-SUITE SHOWER ROOM 3.05m x 2.26m (10'0" x 7'5")

BEDROOM TWO 4.42m x 3.07m (14'6" x 10'1")

JACK N' JILL EN-SUITE SHOWER ROOM 2.28m x 2m (7'6" x 6'7")

BEDROOM THREE 3.36m x 3.06m (11'0" x 10'0")

BEDROOM FOUR 3.17m x 2.72m (10'5" x 8'11")

BEDROOM FIVE 3.17m x 2.72m (10'5" x 8'11")

FAMILY BATHROOM 3.05m x 2.18m (10'0" x 7'2")



SERVICES & TENURE

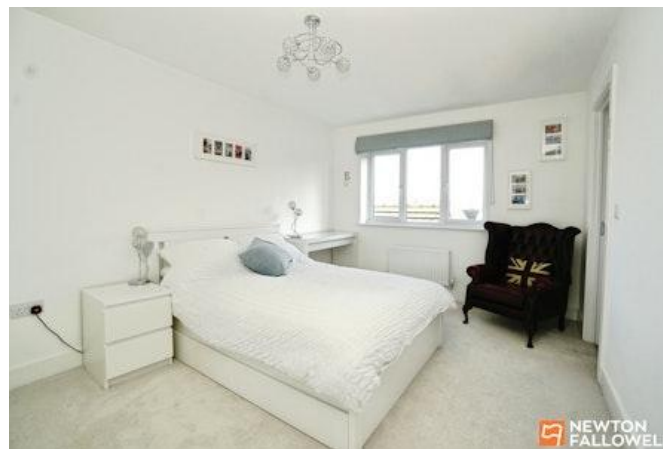
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band F

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

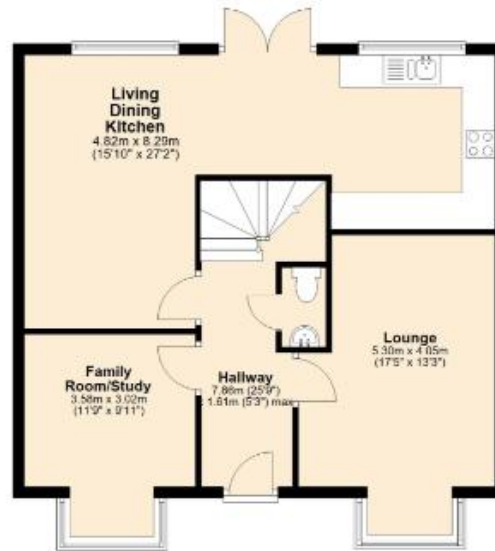






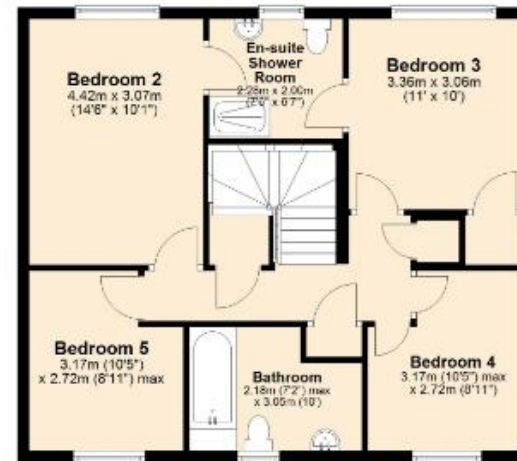
Ground Floor

Approx. 66.6 sq. metres (716.3 sq. feet)



First Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



Second Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 170.5 sq. metres (1835.6 sq. feet)

