



**Smiths**  
your property experts

# Fairmount

Burton Walk, East Leake

- Individually designed detached family home
- Set on one-sixth of an acre with open countryside views
- Sought-after location close to the village centre
- Five bedrooms and two bathrooms
- Four reception areas and a kitchen/breakfast room
- Beautifully landscaped south-facing rear gardens
- Private driveway and an integrated garage
- Elevated with lovely aspects over the village



## General Description

Smiths Property Experts offer to the market this impressive architect-designed detached family home set on one-sixth of an acre of grounds with south-facing gardens and open countryside views.

Situated just a 5-minute walk from the centre of this highly regarded Rushcliffe village, this individually designed and built family home is a truly unique find due to its impressive plot, peaceful location, and proximity to shops and amenities.

Well thought out, the accommodation extends to approximately 1,800 square feet and includes an integrated garage. Situated on a cul-de-sac, the property is set back behind a private driveway and front gardens.





## The Property

The property was designed in a 'Scandi' style and built by the previous owner. Presented in good condition throughout, and benefitting from all mains services, PV solar panels, and UPVC double glazing,

The living accommodation comprises, in brief, an entrance hall, a kitchen/breakfast room fitted in a shaker style with Oak door fronts and a lovely, glazed living/dining area with direct garden access, a spacious split-level sitting/dining room, and a home office/snug. There is also a downstairs WC. Accessed from the main sitting room is a substantial conservatory with direct access to the gardens behind.

Upstairs, on the first floor, are four bedrooms and the family bathroom. Of note is the principal bedroom, which is spacious, with built-in storage and en-suite facilities. There is also a useful loft room currently in use as bedroom five, which would make an excellent occasional playroom/study.

## Gardens and Grounds

The plot and grounds are outstanding. Set back elevated from this peaceful cul-de-sac, there is a private driveway leading to the integral garage. The mature lawned gardens set the front facade off perfectly.

To the rear are gardens with true interest. Central lawns with a pond, complete with a waterfall, and a substantial timber summer house used by the current owners as a 'garden bar'. Mature, fully stocked borders and beds add to the interest, and to the rear are wonderful countryside views. The gardens are south-facing and offer full sun year-round.



## The Location

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, library, three primary schools and a comprehensive academy. 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.

## Distances

Loughborough 5 miles, Nottingham 12 miles, Leicester 17 miles, and Derby 17 miles. Loughborough Train Station 5 miles (trains to London from 1 hour 14 minutes), East Midlands Parkway Station 7 miles, and East Midlands Airport 8 miles (distances and timings are approximate).

## Property Information

EPC Rating: C.

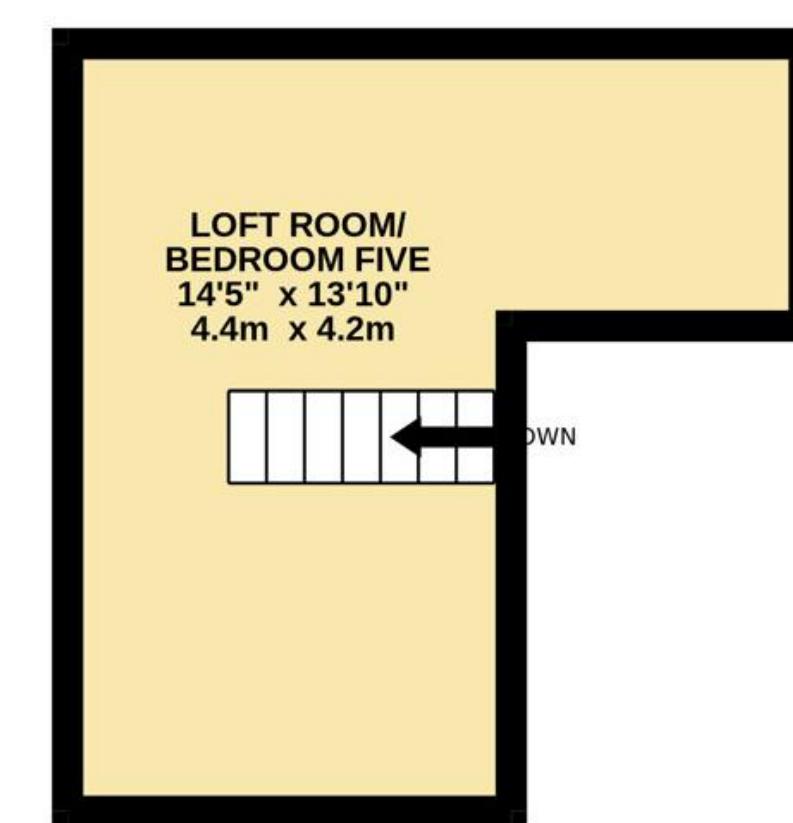
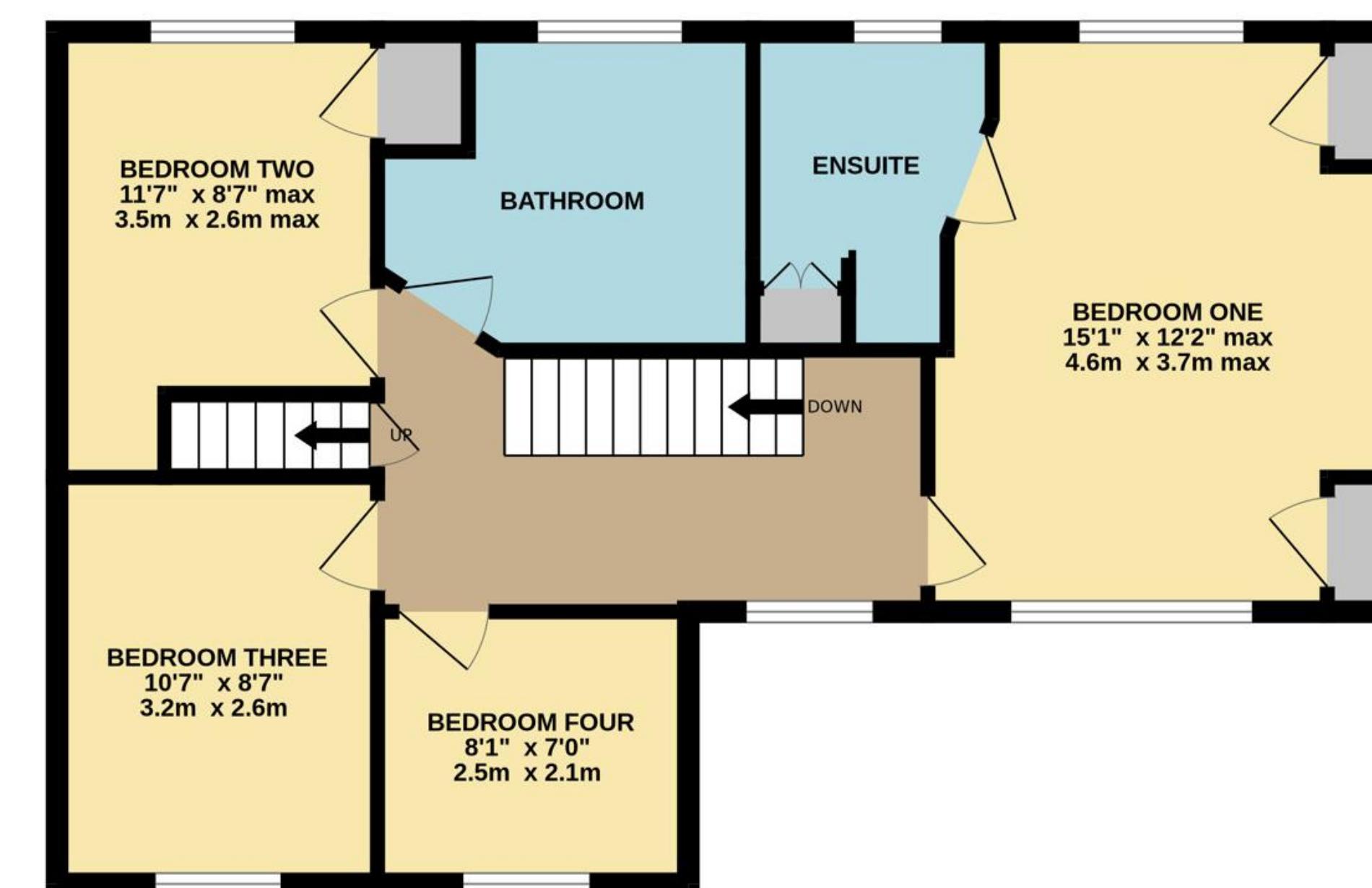
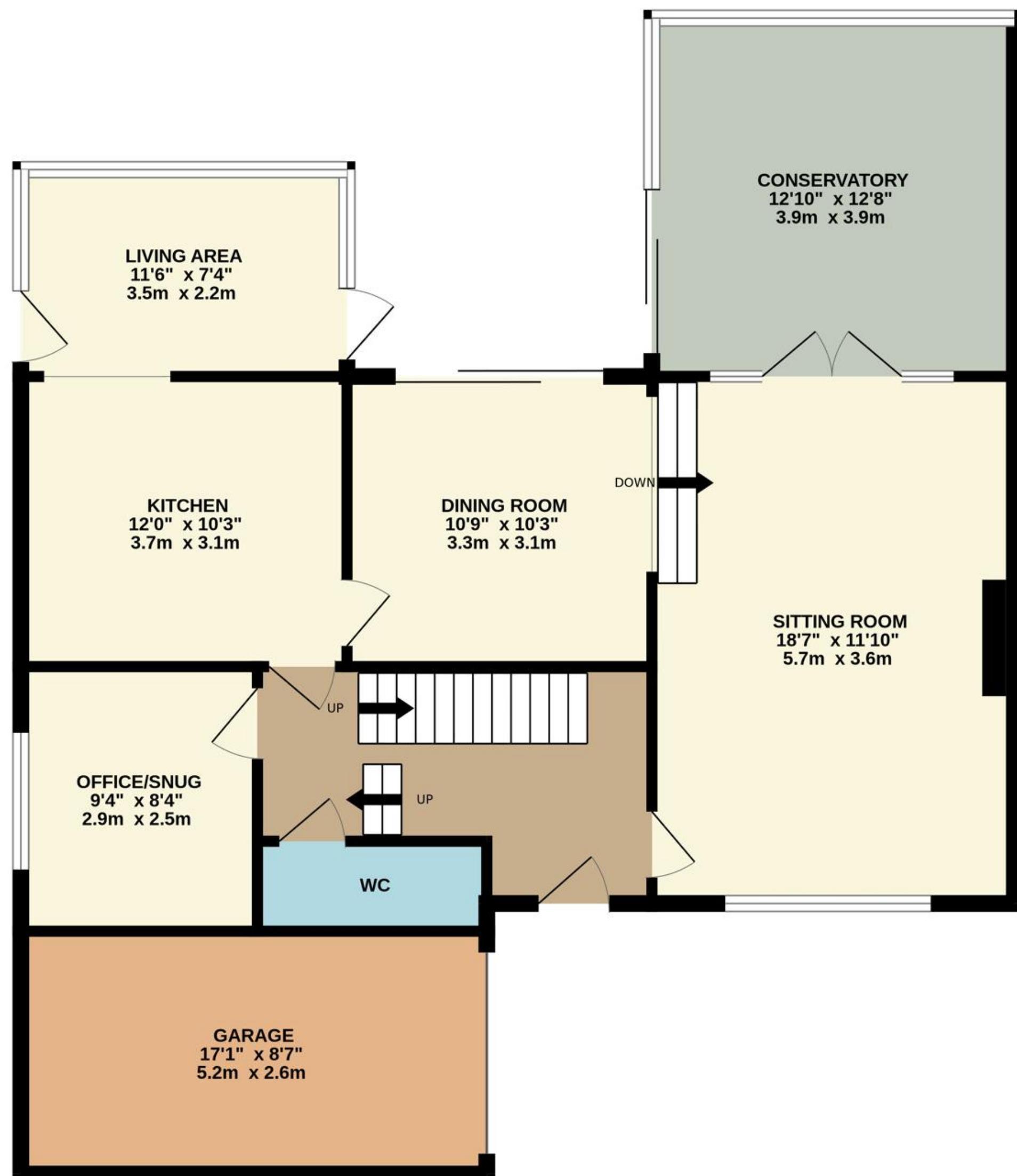
Council Tax Band: E.

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 : 1849 sq.ft. (171.8 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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