



Smiths
your property experts

Castle Hill

East Leake

- Immaculately presented bungalow
- Presented in 'turnkey' condition throughout
- Two double bedrooms and a refitted shower room
- Beautiful kitchen/breakfast room
- Generous sitting room and a lovely conservatory
- Private driveway and an impressive double garage
- Secure gated west-facing rear gardens
- Situated on the highly regarded Castle Hill

General Description

Smiths Property Experts are delighted to offer to the market this exceptional and immaculate two-bedroom bungalow on the pretty Castle Hill in the Rushcliffe village of East Leake.

The property has been lovingly maintained and substantially improved by the current owners and is now presented in 'turnkey' condition for a purchaser to enjoy upon completion. Occupying a lovely plot, there are low-maintenance, flat and sunny gardens, and an impressive detached double garage to the rear.





The Property

The floor area extends to circa 750 square feet with the addition of the double garage. Considerably improved by the current owners, the living accommodation is well laid out and immaculately presented. An enclosed porch with a modern front door leads into the central entrance hall. There are two double bedrooms, one with built-in wardrobes, the second currently in use as a formal dining room, a refitted modern shower room, an immaculate kitchen/breakfast room, and a generous main sitting room. Leading off the sitting room is a conservatory that leads straight out into the rear gardens.

The Outside

Set back from the road behind a low-level brick wall and with wrought iron gates to the left-hand side, there is a private block paved driveway to the left-hand side and low-maintenance mature front gardens.

The rear is private and secure with good quality timber gates to the left-hand side of the main house leading to an impressive detached double garage with light and power. The gardens are lovely, with a private and west-facing aspect and full of afternoon sun. There is a loggia to the rear of the property offering some covered seating, and the gardens are mainly laid to gravel to offer low-maintenance upkeep. There is a flagstone-laid patio terrace, a path to the bottom of the garden, and planted mature borders to the boundary.





The Location

The property is situated on the highly regarded Castle Hill, just a short walk from the village centre. 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, and library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

Property Information

Awaiting EPC.

Tenure: Freehold. Council Tax Band: B.

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 : 1036 sq.ft. (96.2 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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