



Smiths
your property experts

Cromwell Drive

East Leake

- No upward chain
- Spacious detached family home
- Ground-floor annexe accommodation potential
- Fully fitted kitchen and a separate utility/second kitchen
- Generous sitting room and a dining room
- Four good-sized bedrooms and two bathrooms
- Private block-paved driveway and a detached garage
- South-facing private gardens and a patio terrace

General Description

Smiths Property Experts offer to the market, with no upward chain, this spacious detached family home set on a corner plot in the heart of the highly regarded village of East Leake.

The property offers flexible and generous accommodation with ground-floor annexe accommodation potential and is within easy walking distance of the village centre and all of its amenities, including academy schooling. There is a private block paved driveway, south-facing lawned gardens, and a detached garage.





The Property

The accommodation is laid across two floors and extends to approximately 1,577 square feet with UPVC double glazing and gas central heating throughout. The accommodation is generous and flexible, with lots of potential to adapt for the eventual purchaser.

Originally extended to cater for a ground floor shower room and bedroom annexe space, there is currently a spacious entrance hall with a bedroom and shower room off, a WC, a utility room/second kitchen, a large main sitting room, a dining room with direct garden access, and a fully fitted main kitchen.

The first floor layout is excellent and features four good-sized bedrooms (three large doubles) and the family bathroom. There is also a generous store cupboard off the landing that would potentially make an excellent en-suite to one of the double bedrooms.

The Outside

The property is situated on the well-regarded Cromwell Drive, a peaceful residential location just a two-minute walk from the village centre and its amenities. There is a private block paved driveway to the left-hand side offering parking for a number of vehicles and a detached single garage with an up-and-over door.

To the rear are south-facing private gardens that wrap around the property to the right-hand side, landscaped with central lawns and mature borders, including a Copper Beech hedge, and a patio terrace to the rear of the main house.





The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, homeware shop, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.

Property Information

EPC Rating: C.

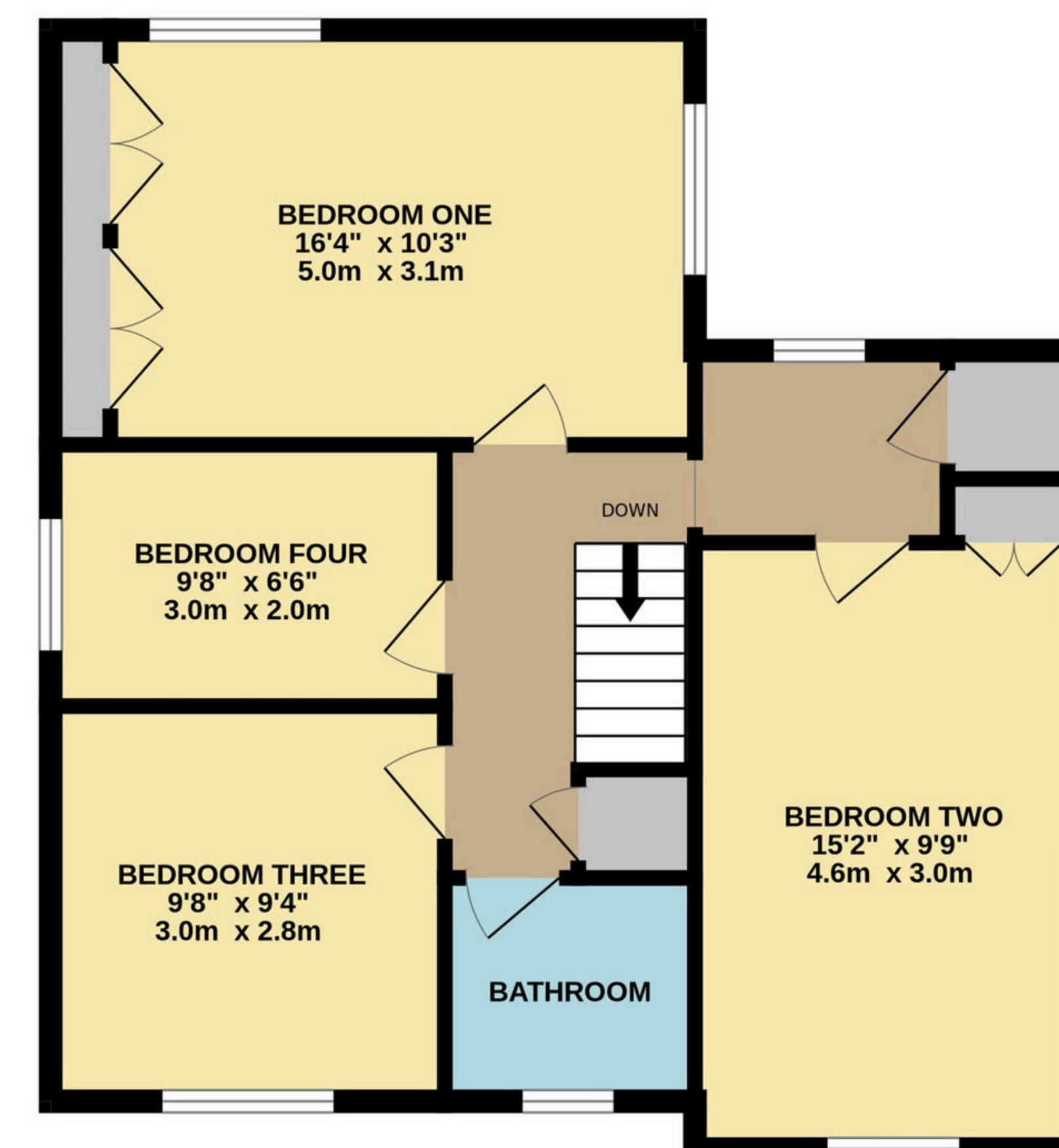
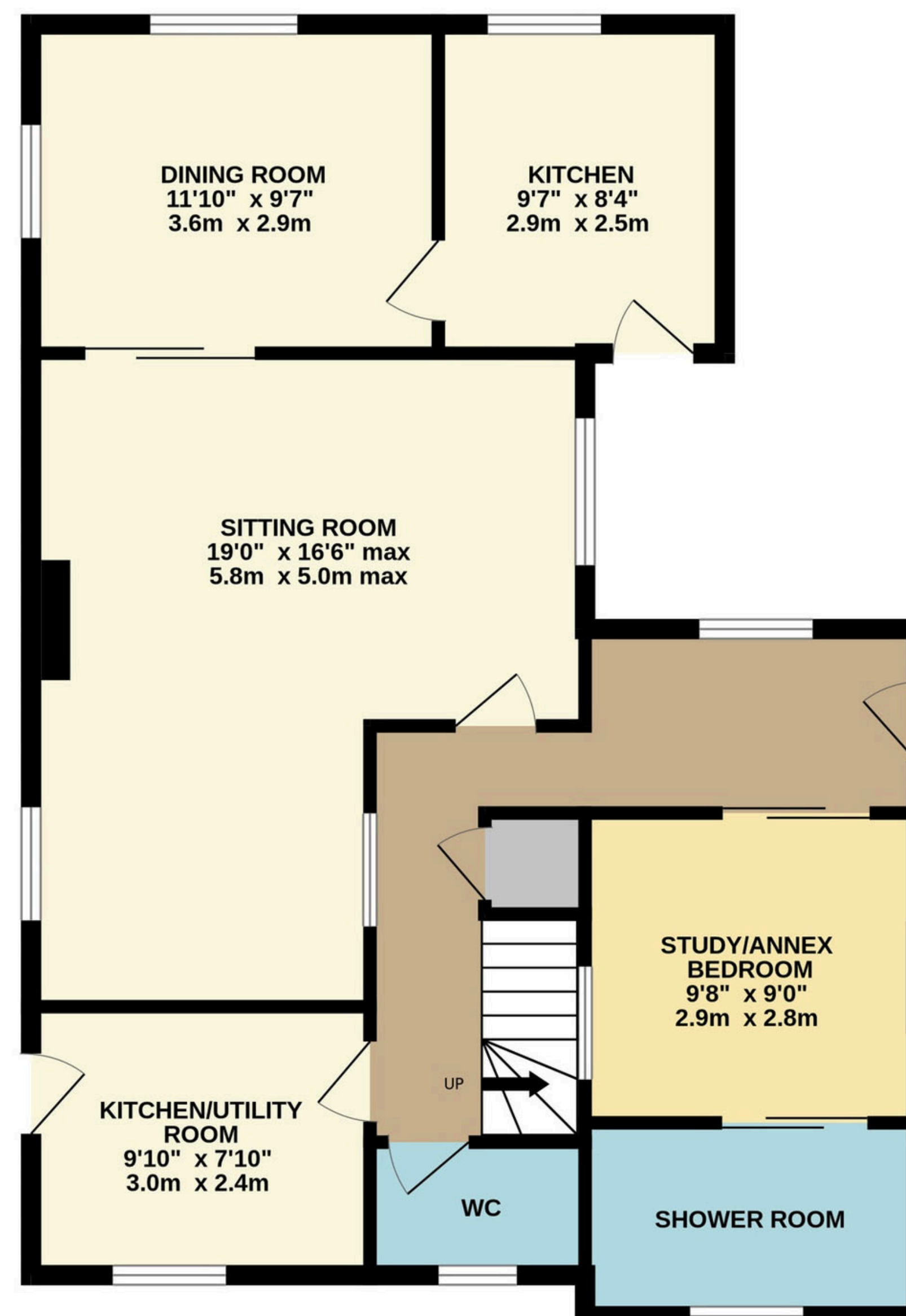
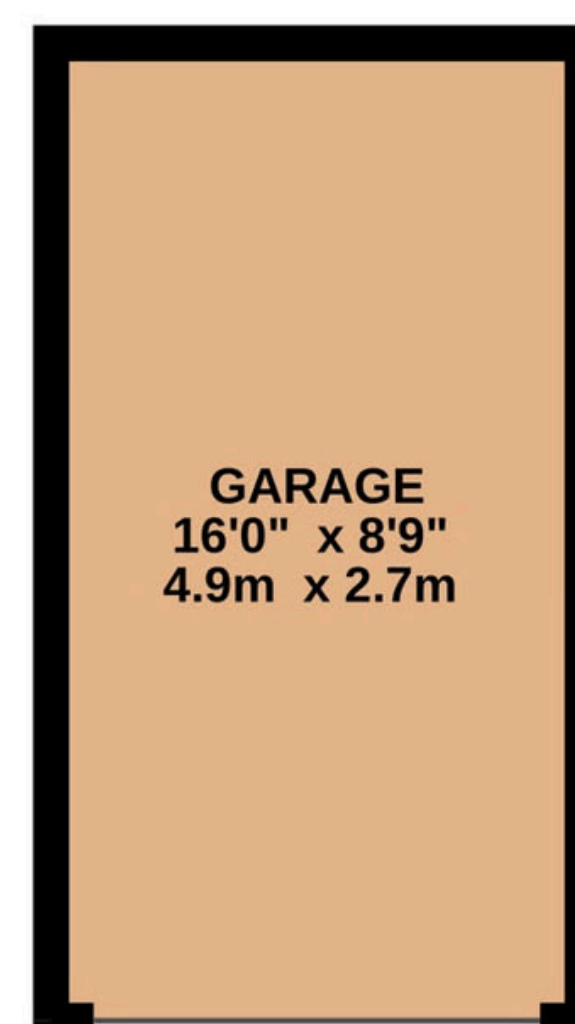
Tenure: Freehold. Council Tax Band: D.

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 : 1577 sq.ft. (146.5 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.
Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

[smithspropertyexperts.com](https://www.smithspropertyexperts.com)



