

Smiths

your property experts

Costock Road

East Leake

- No upward chain
- Detailed planning consent granted
- Ground extending to around 1/6th of an acre
- Spacious sitting room with direct garden access
- Light-filled bay-fronted reception room
- Four good-sized bedrooms and two bathrooms
- Spacious driveway and an integral garage
- Private and secure south-facing lawned gardens



General Description

Smiths Property Experts present to market this exciting opportunity to acquire an instantly liveable family home in the heart of the village, with detailed planning consent granted to extend the main house over two floors and erect a detached double garage to the side. The property is sold with no upward chain and occupies an excellent position in the village, with grounds extending to around 1/6th of an acre and south-facing rear gardens.











The Property

Constructed around 30 years ago, the main house has been completely redecorated and carpeted, offering smart accommodation instantly upon completion for the eventual purchaser. Offering an excellent floor area of circa 1,500 square feet including the integral garage, gas centrally heated and double glazed throughout, the accommodation is laid across two floors.

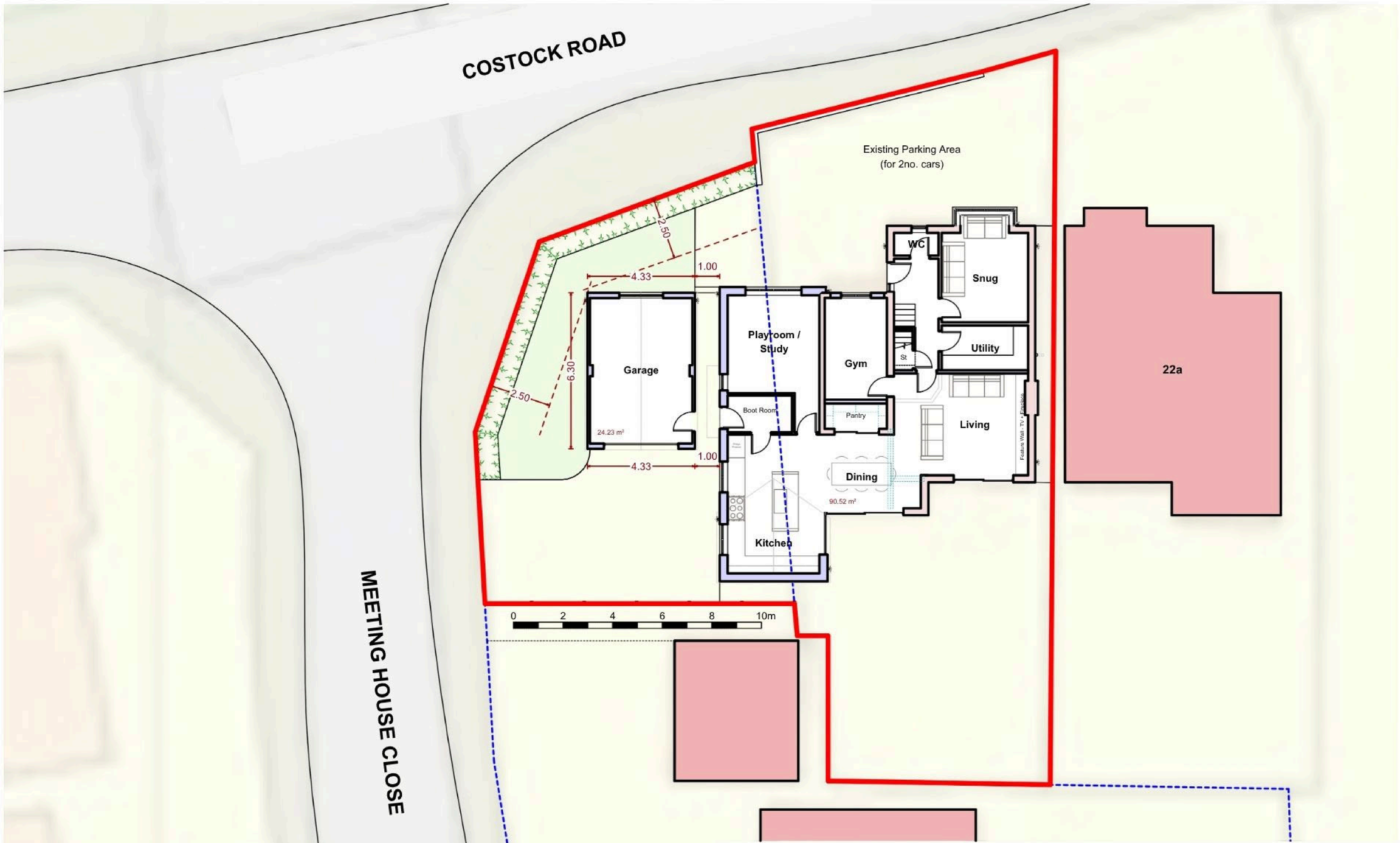
Expect to find accommodation comprising, in brief, an entrance hall, a WC, a bay-fronted reception room, a spacious sitting room with direct garden access to the rear, and a fitted kitchen/breakfast room. Upstairs, from a central and light-filled landing, are four bedrooms, all of a good size, and the family bathroom. The main bedroom has the benefit of a separate en-suite shower room. There is also plentiful storage, with bedrooms one and two benefiting from fitted wardrobes.

The Outside

Set back from the road behind a low-level front wall, there is a driveway to the front with off-road parking for a number of vehicles leading around to the integral garage. The property has the benefit of owning the land to the right-hand side, currently laid to lawn and abutting Meeting House Close. To the rear are secure south-facing lawned gardens with a private aspect.

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.

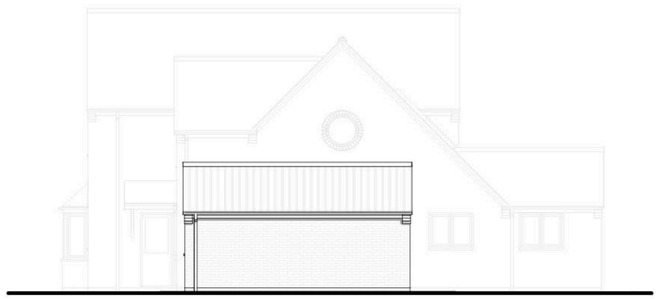


Job	22 Costock Road • East Leake		RESIDENTIAL DESIGN ARCHITECTS
Title	Proposed Site Layout		28 Broadhill Road • Kegworth Derby • DE74 2DQ Tel : 01509 829 746 E-mail : rda123@ntlworld.com
Dwg.No. 2405 /01	Scale 1:200 @A4	Date 11 - 06 - 24	

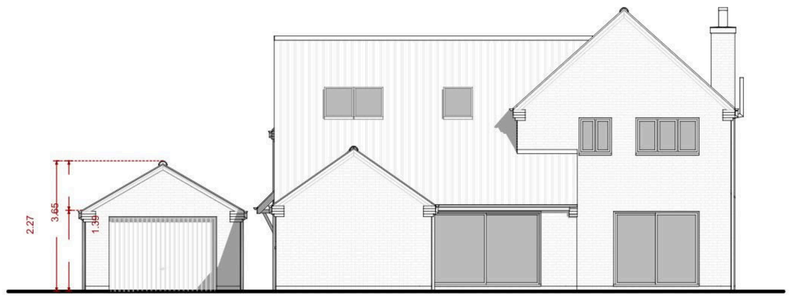
Copyright : Residential Design Architects Ltd. : Registered Office - 28 Broadhill Road, Kegworth, Derby. DE74 2DQ : CompanyRegistrationNo.06886791



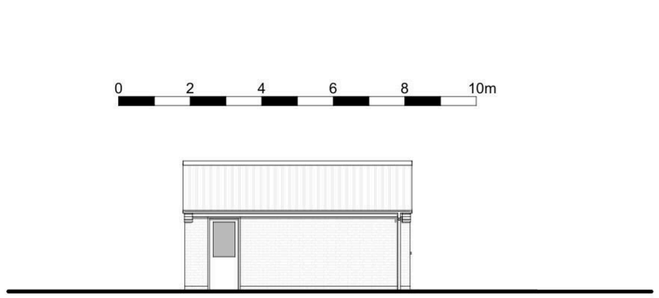
Proposed North Elevation



Proposed West Elevation



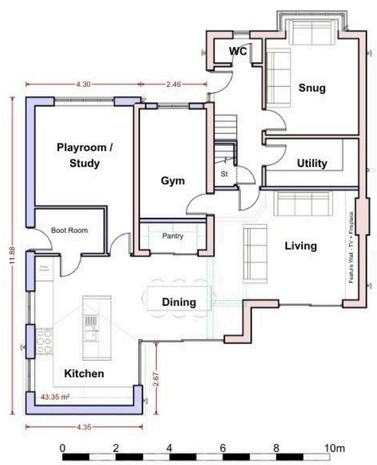
Proposed South Elevation



Proposed East Elevation



Proposed First Floor Plan



Proposed Ground Floor Plan

Planning Permission

Planning consent has been granted for the erection of a substantial two-storey extension to create a further principal bedroom suite upstairs, and on the ground floor a gym, playroom, and large 'living' kitchen with direct rear garden access, and the subsequent addition of a detached double garage to the right-hand side with the creation of a private driveway from Meeting House Close. We have included the plans in the marketing material. Rushcliffe Planning Department application numbers: 23/01133/FUL & 24/01217/CLUPRD

Property Information

EPC Rating: C. Tenure: Freehold. Council Tax Band: E.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage, and water. The property benefits from gas central heating.

To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

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 : 1480 sq.ft. (137.5 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

