



Smiths
your property experts

Brookfields Way

East Leake

- No upward chain
- Spacious and well-presented detached home
- Generous bay-fronted sitting room and a dining room
- Impressive kitchen/breakfast room and a WC
- High-quality timber and brick garden room
- Four good-sized bedrooms and two bathrooms
- Double-width driveway and an integral garage
- Private lawned rear gardens and a patio terrace

General Description

Smiths Property Experts offer to the market, with no upward chain, this spacious and well-presented four-bedroom detached family home. The property is in a highly regarded and sought-after position, within easy distance of Meadow Park and the village centre in East Leake.

The property has private lawned rear gardens, three reception rooms, four good-sized bedrooms, and two and a half bathrooms, and in our opinion, represents an excellent example of a modern family home in this sought-after village.







The Property

Internally, the property boasts uPVC double glazing and gas central heating throughout. The floor area extends to circa 1,581 square feet (including the integral garage) and is presented in instantly liveable and clean condition throughout.

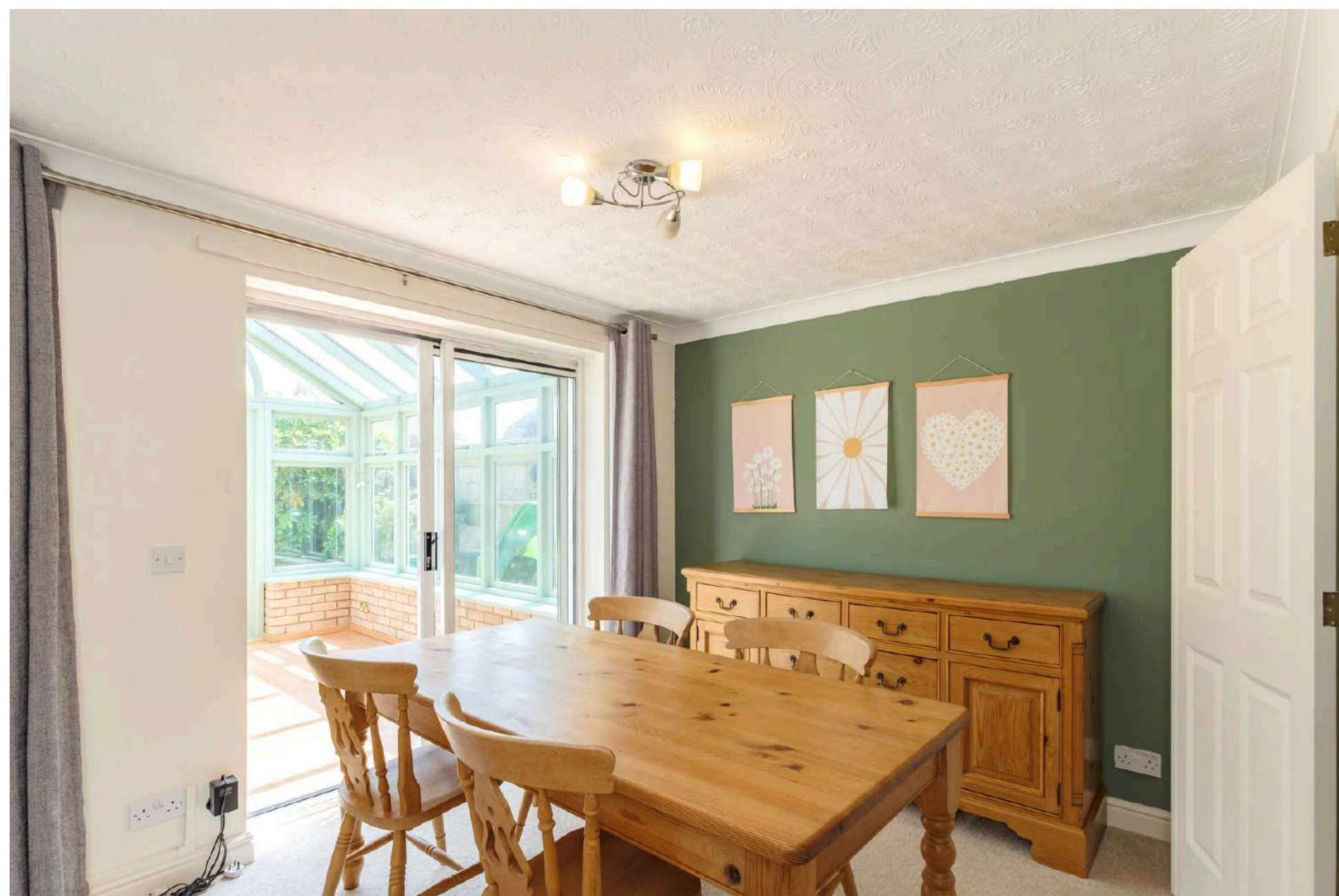
In brief, the accommodation comprises a spacious entrance hall, with a WC. There is a spacious bay-fronted sitting room, a dining room, an office/playroom and a high-quality timber and brick garden room. There is also an impressive kitchen/breakfast room that could easily be enlarged by opening up either the dining room or the office/playroom.

Upstairs from a central landing are four bedrooms (three spacious double-sized), and the family bathroom. The principal bedroom has both fitted wardrobes and a modern shower room en-suite.

The Outside

Set behind a double-width driveway with low-maintenance front gardens and mature evergreen shrubbery, the property occupies an enviable position in the village. There is an integral garage with up-and-over doors to the front.

To the rear are private lawned gardens, with established borders and beds, and a patio terrace laid across the rear of the main house. The gardens are particularly flat and offer excellent potential to create modern 'inside out' living should the eventual purchaser wish.







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, and library. 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. East Midlands Airport is just 6 miles away.

Property Information

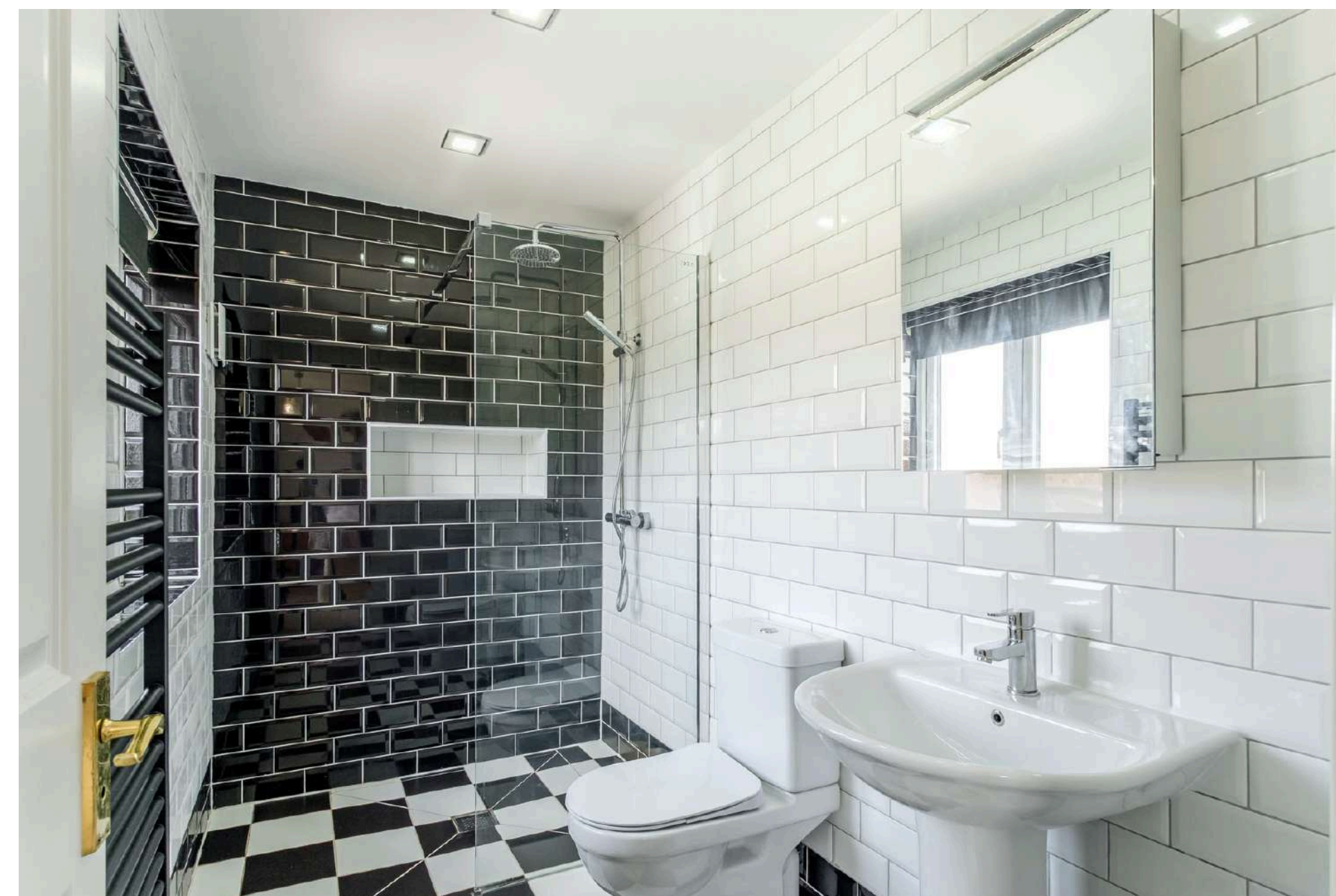
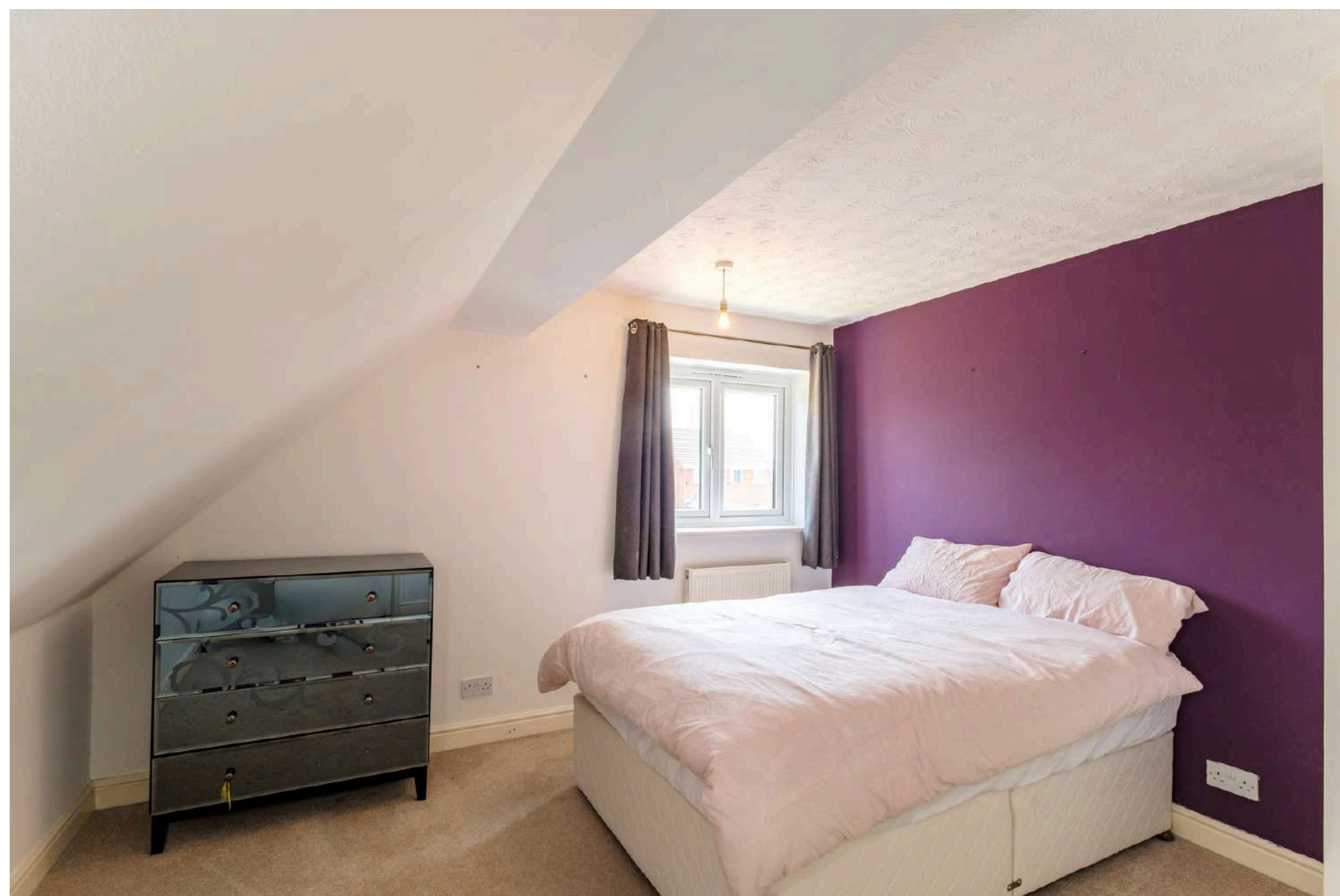
EPC Rating: C.

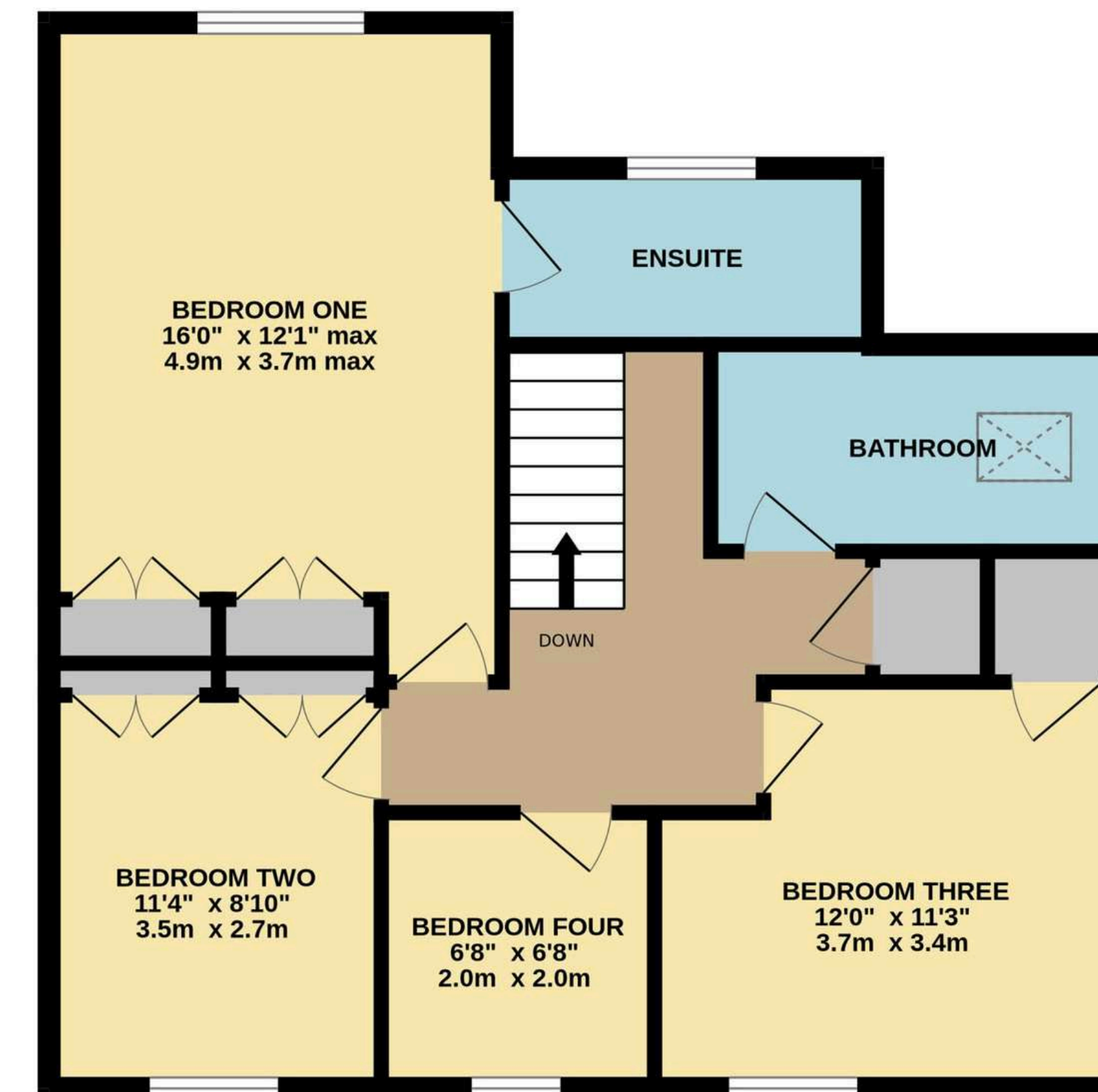
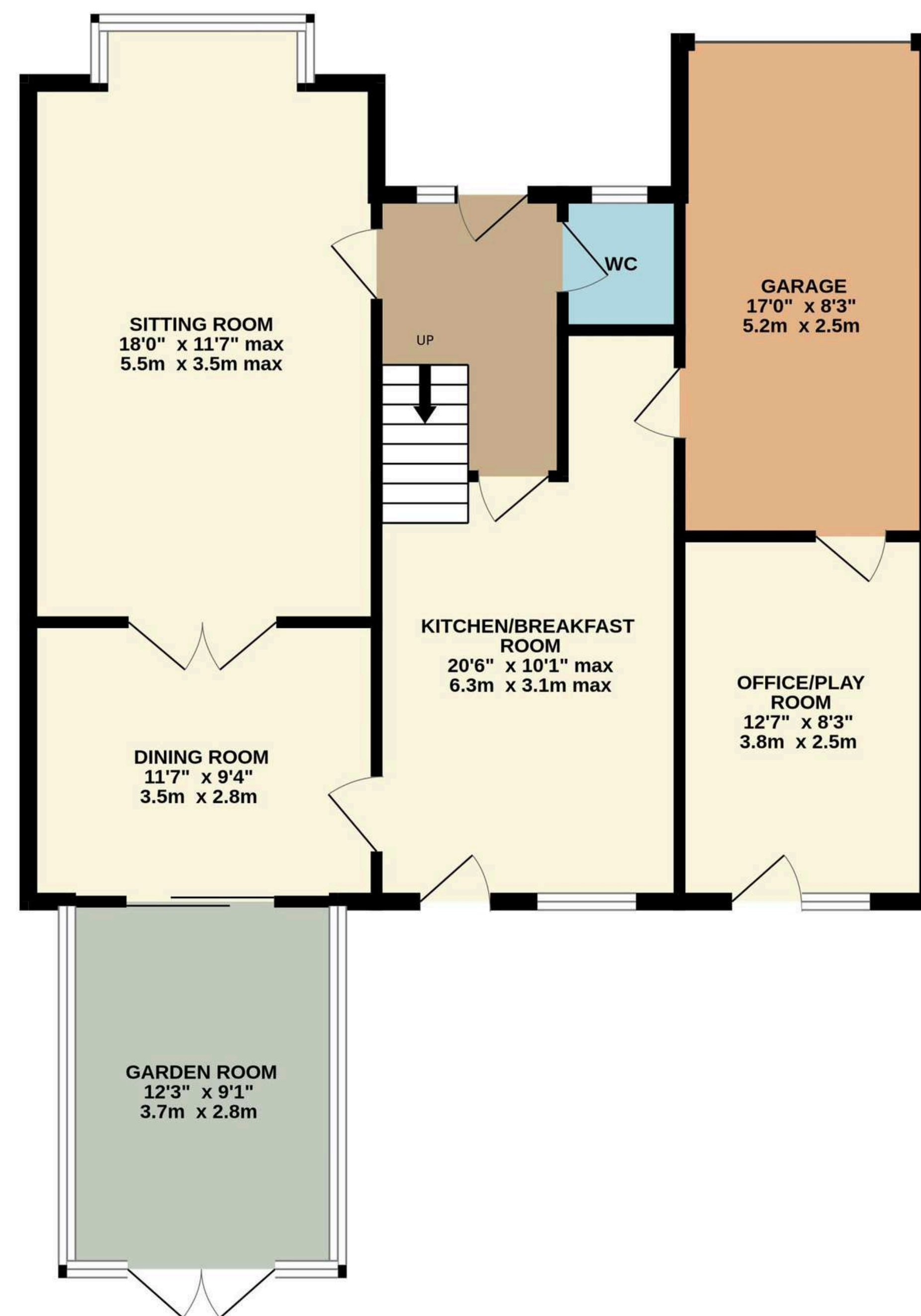
Tenure: Freehold. Council Tax Band: E.

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 : 1581 sq.ft. (146.9 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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