



Smiths  
your property experts

# Evans Road

East Leake

- Immaculate and upgraded detached home
- Constructed in 2021 by David Wilson Homes
- Generous living space of approx. 2895 square feet
- Beautiful dining kitchen with direct garden access
- Four light-filled reception rooms and a utility room
- Five double bedrooms and three bathrooms
- Private driveway and detached double garage
- Professionally landscaped rear gardens

## General Description

Smiths Property Experts offer to the market this immaculate and substantial five-bedroom detached family home, constructed in 2021 by the highly regarded David Wilson Homes, to the impressive and popular 'Litchfield' design.

This immaculate family home has been heavily upgraded by the sellers, who purchased brand new, and offers five large double bedrooms, three bathrooms, and four reception rooms. There is a large private driveway, a detached double garage and beautifully landscaped rear gardens.







## The Property

Internally, this most impressive, detached family home boasts approximately 2,895 square feet of living space laid across three floors. Finished to a superb standard throughout in the popular Rushcliffe village of East Leake. The property boasts the remaining 5+ years of NHBC warranty and is presented in truly 'Turn Key' condition throughout.

Including superb upgrades such as air conditioning, blinds and curtains throughout, and an extended and improved kitchen plan, expect to find light-filled, spacious accommodation throughout. A large central hall with WC and an under-stairs cupboard leads to a formal sitting room, a study, and the beautiful kitchen/diner with direct garden access to the rear. There is also a generous separate dining room and a utility room on the ground floor.

Upstairs, laid across the first and second floors are no less than five large double bedrooms, all immaculately finished and with plentiful built-in storage. The family bathroom includes a four-piece suite, and there is a 'Jack and Jill' arrangement with a further bathroom on the second floor. One of the bedrooms on the second floor is currently used as a cinema room. Of particular note is the principal bedroom suite, with views over green space to the front, a separate dressing room and private four-piece bathroom facilities.



## The Outside

Of particular note is the exceptional plot with professionally landscaped rear gardens, private double-width driveway and detached double garage to the left-hand side. The rear gardens have been curated at considerable expense to include two beautiful sandstone patio terraces, a mature olive tree, and central lawns. There is an evergreen screen to the rear elevation, a substantial 14' x 8' timber shed, and the garden is lit impressively for evening entertainment.





## 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: B.

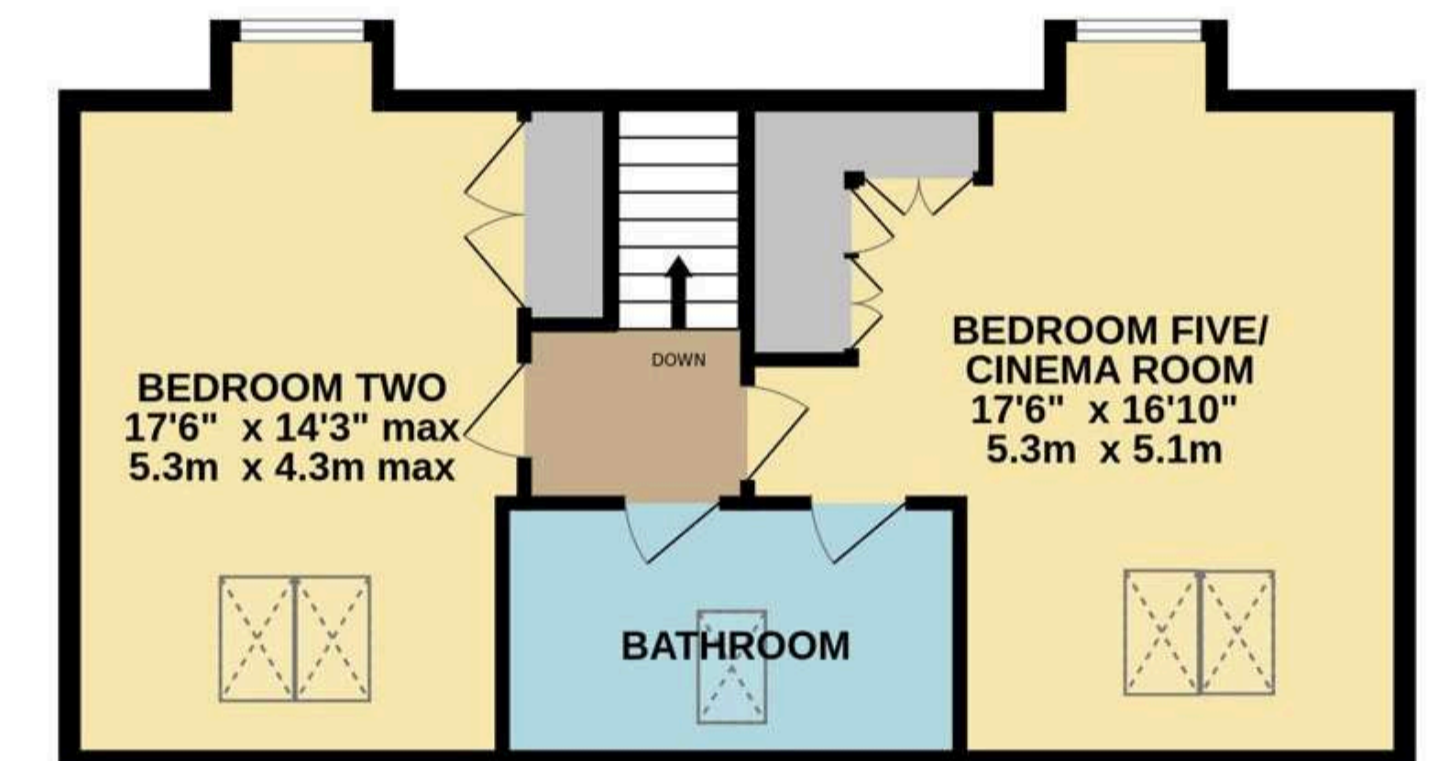
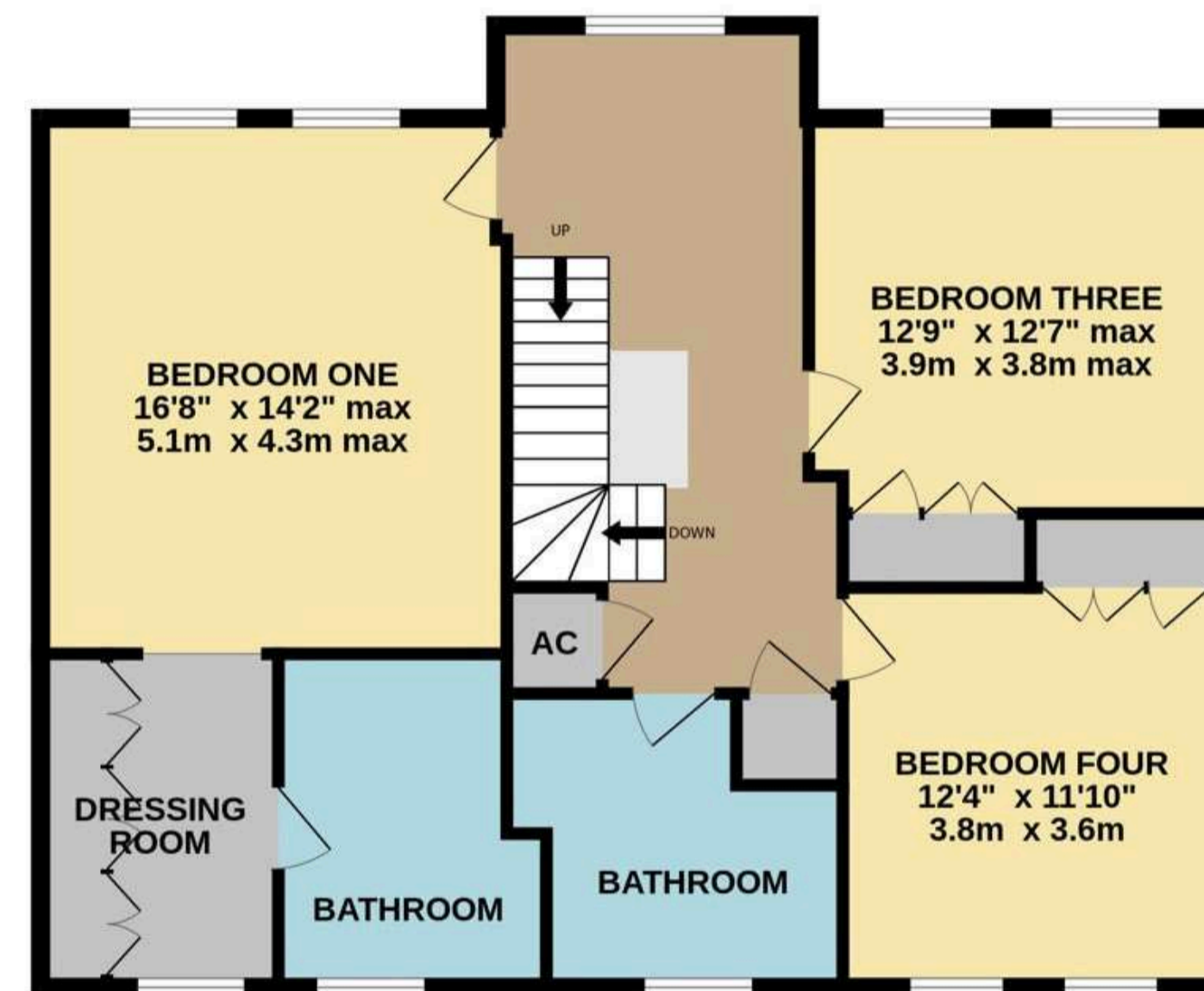
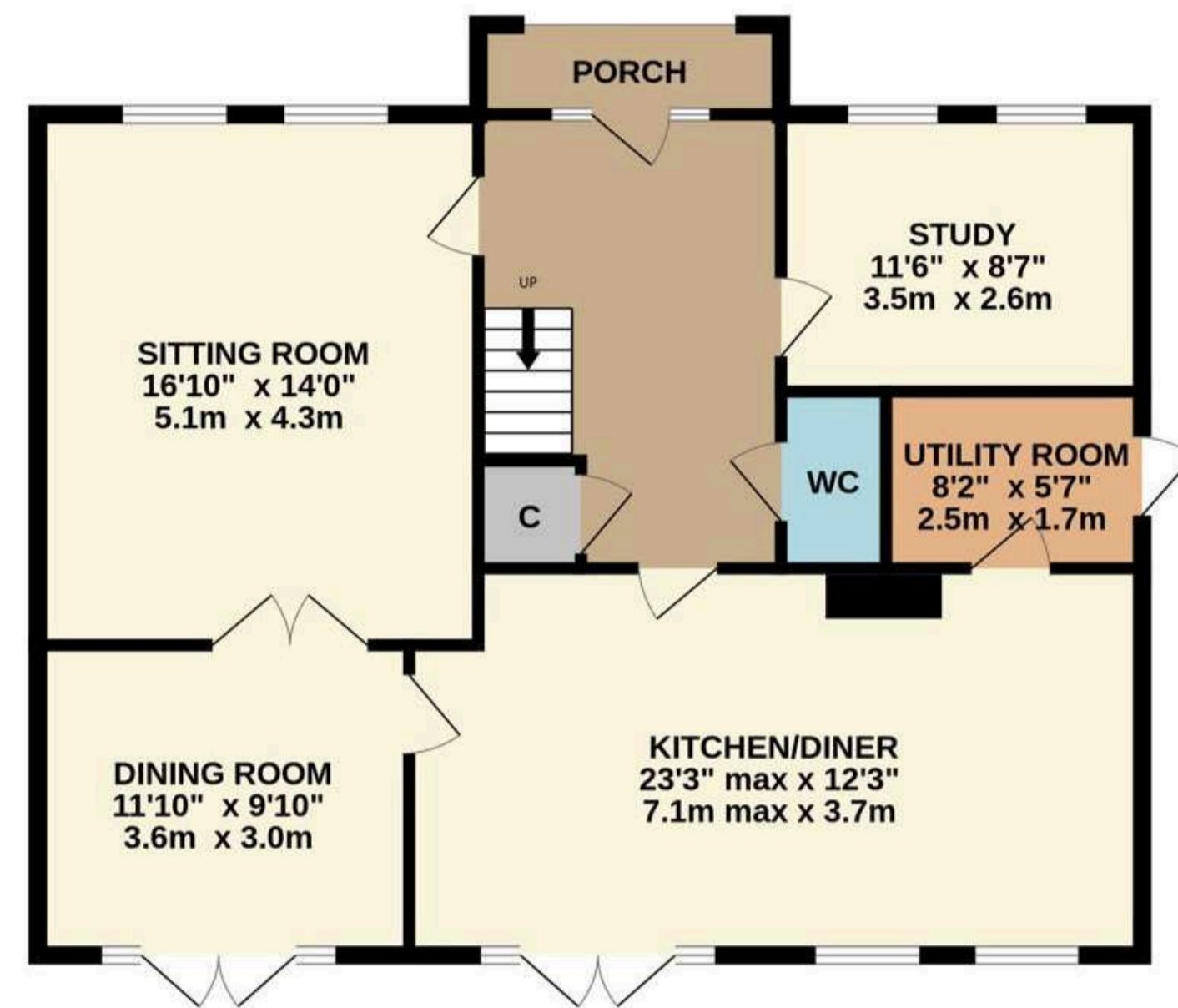
Tenure: Freehold. Council Tax Band: G.

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 : 2895 sq.ft. (268.9 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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