



Smiths  
your property experts

# Potters Lane

East Leake

- No upward chain
- Superb, detached family home
- Excellent potential to modernise and extend (STP)
- Fully fitted breakfast kitchen and a dining room
- Spacious sitting room and a garden room/snug
- Three double bedrooms and two bathrooms
- Mature and private south-facing rear gardens
- Generous driveway and an adjoining garage

## General Description

Smiths Property Experts offer to the market with no upward chain this superb, detached family home on the sought-after Potters Lane, a short walk from the village centre in East Leake.

The property occupies a generous corner plot with south-facing gardens, and has real potential to extend should the eventual purchaser wish (STP). Set behind front gardens and a private driveway with a single garage, internally there are three double bedrooms, three reception rooms and the potential to create much more.





## The Property

The property has been well-maintained by the current owner over decades of ownership. In total, there is an impressive 1447 square feet of gross floor area laid over two floors and including the integral garage.

The accommodation is uPVC double-glazed and gas centrally heated via a Worcester Bosch boiler. The enclosed porch leads to the entrance hall, in turn giving access to the main sitting room with a garden room/snug behind, a dining room, and a fully fitted breakfast kitchen. There is also a useful cloak cupboard and a modern downstairs shower room.

Upstairs, accessed from a light-filled landing, are three double bedrooms, a WC, and the family bathroom. There is also a walk-in storage cupboard. The property has excellent potential for modernisation, improvement and extension should the eventual purchaser wish.

## The Outside

The property occupies a generous and mature plot with landscaped front and south-facing rear gardens that wrap around to the right-hand (Westerly) side of the house, with a private aspect. There is a useful enclosed lean-to at the side of the kitchen, as well as a generous garden shed.

To the front of the property, there is a driveway to the right-hand side with parking for up to three vehicles (one space behind lockable gates) that leads to an adjoining garage, and further off-road parking could be created if needed in the front gardens.





## The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities, including a bakery, greengrocers, a florist, and several eateries. There are beautiful countryside walks on your doorstep, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is just 6 miles away. The property is within easy reach of great schooling choices and Manor Farm nursery and farm park.

## Property Information

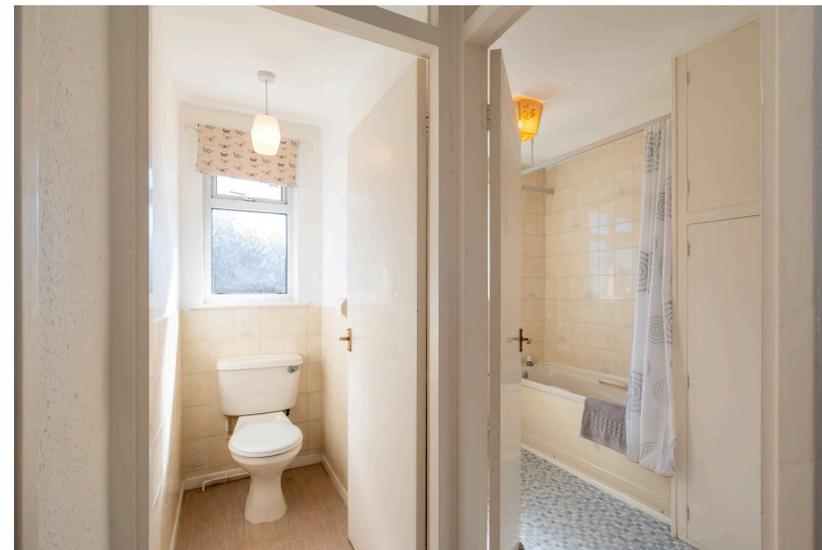
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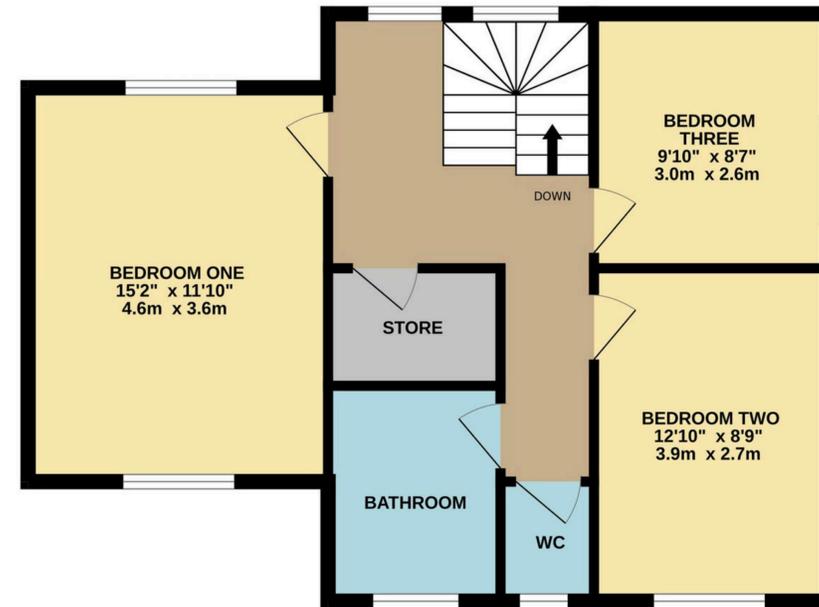
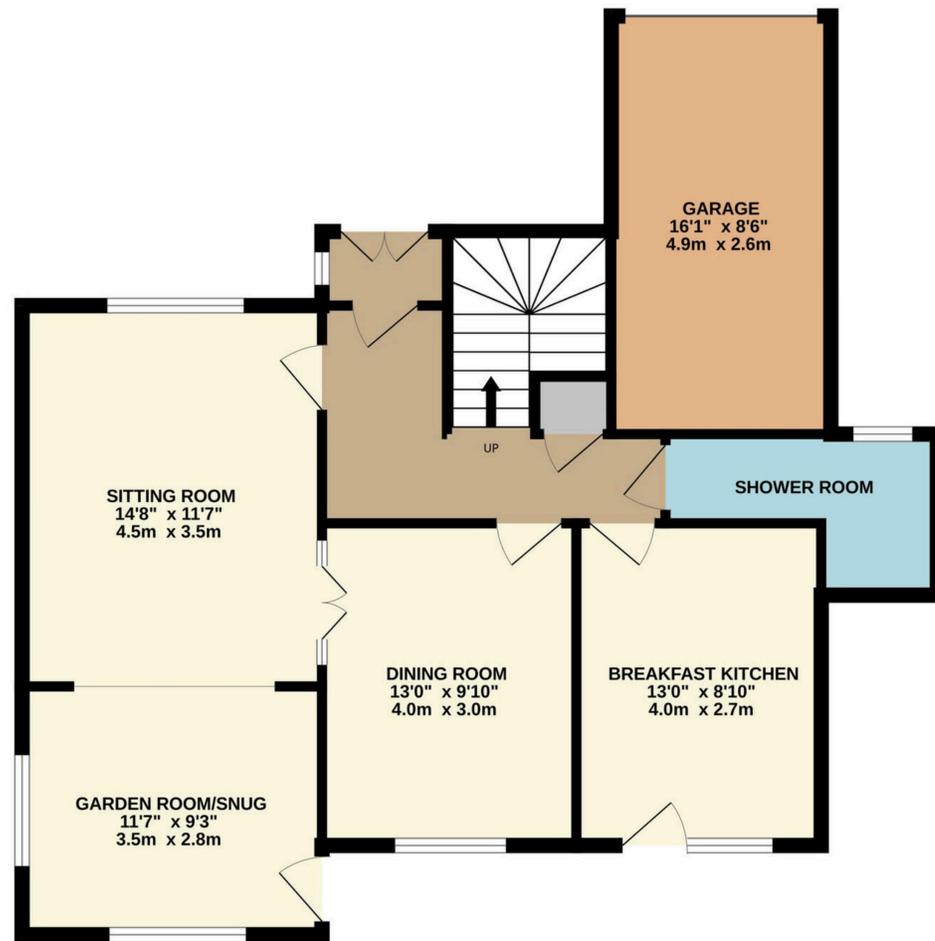
Tenure: Freehold. Council Tax Band: E.

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 : 1447 sq.ft. (134.4 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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