



Smiths
your property experts

Fruitlands

Twentylands Drive, East Leake

- Beautiful mature family home
- Extensive grounds extending to circa $\frac{1}{4}$ of an acre
- Excellent potential to add value and extend (STP)
- Light-filled kitchen/diner and a spacious utility room
- Generous sitting room, a snug and a dining room
- Four double bedrooms and two bathrooms
- Spacious and private gardens and aged fruit trees
- Private driveway and a double garage

General Description

Smiths Property Experts are favoured with instructions to market this beautiful and mature family home set in west-facing grounds extending to circa $\frac{1}{4}$ of an acre, in arguably one of East Leake's best regarded residential locations.

The property has excellent potential to add value and is a generous family home. The grounds are extensive; formerly an orchard, there are an abundance of fruit trees in west-facing rear gardens that wrap around and behind the main house.







The Property

Offering a generous amount of living space over two floors and extending to over 2000 square feet plus the double garage, Fruitlands is a wonderful family home that is now ready for a purchaser to put their stamp on. Lovingly owned for a generation by the current family, the property has a super 'feel' and is UPVC double-glazed and gas centrally heated throughout.

Expect to find generous and light accommodation in liveable order throughout, comprising, in brief, an entrance hall with cloaks, a snug, a dining room, a main sitting room, a kitchen/diner with direct garden access, and a spacious utility room with a WC.

Upstairs, the central landing leads to four double bedrooms and the family bathroom. The principal bedroom suite is particularly impressive; large and with views across the gardens to the rear, there are en-suite facilities and built-in wardrobes.

The Outside

The property commands a lovely position, set back from this quiet residential street and elevated behind mature front gardens. The rear is totally private and drenched in afternoon sun. To the left-hand side of the main house is a private driveway, with a detached double garage set behind.

The rear gardens are rarely available at this price point in the village. With green borders and a wonderful aspect over tree canopies, there are mature lawns with a number of mature borders and beds. A former working orchard, the property retains a number of pretty and aged fruit trees. The potential outside is excellent, with the ability for the eventual purchaser to extend the main house (STP) and landscape the site to suit their own needs.







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: D.

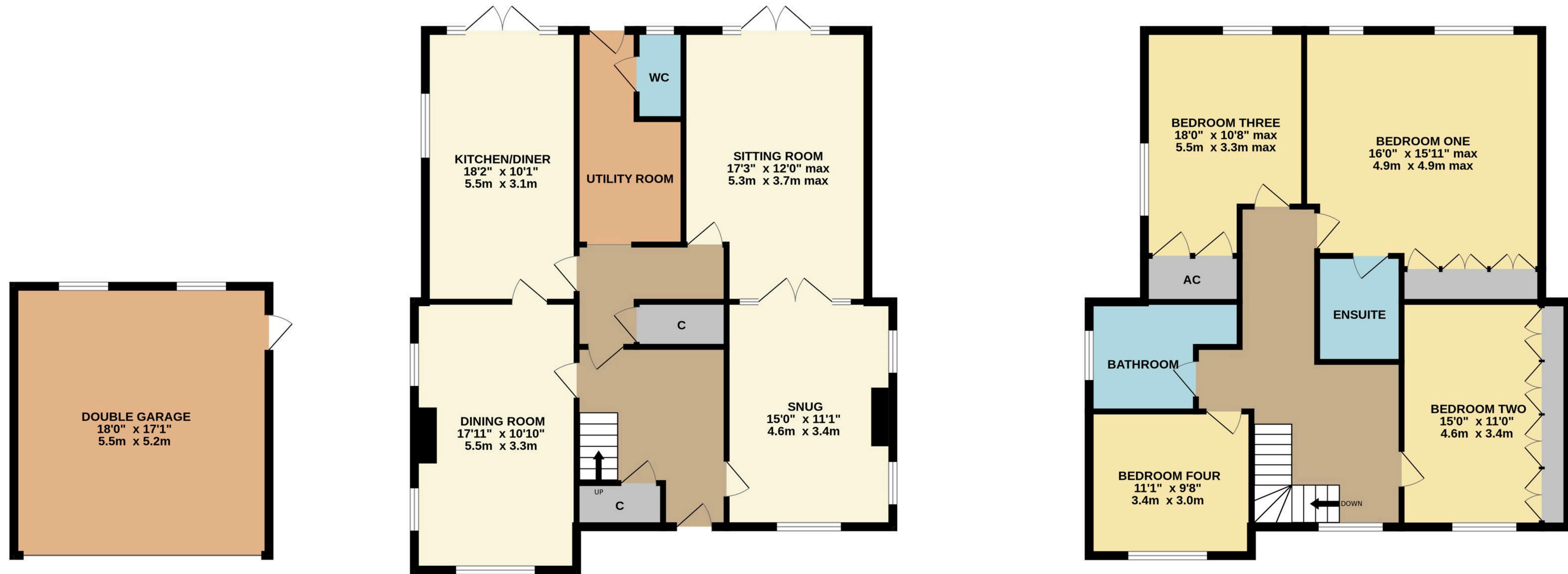
Tenure: Freehold. Council Tax Band: E.

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 : 2327 sq.ft. (216.2 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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