



Smiths  
your property experts



# Leveret Way

## East Leake

- No upward chain
- Spacious detached family home built by Charles Church
- Open-plan 'living' kitchen and a separate utility room
- Four double bedrooms and three bathrooms (two en-suites)
- Sympathetically adapted to be accessible for those without full mobility
- Beautifully landscaped south-west facing rear gardens
- Detached double garage and off-road parking for several vehicles
- Sold with the remainder of its 10-year NHBC warranty

### General Description

Smiths Property Experts offer to the market, with no upward chain, this spacious four-bedroom detached family home situated in a peaceful residential setting in the highly regarded Rushcliffe village of East Leake.

Built by Charles Church in 2019, the property is being sold with the remainder of its 10-year NHBC warranty and benefits from a detached double garage, off-road parking for numerous vehicles, and landscaped south-west facing rear gardens.

Having been in the same ownership since new, the property has been modified to enable those with limited or no mobility to access all areas of the home.











## The Property

With a floor area in excess of approximately 1,600 square feet, the property has been cleverly upgraded. The layout is excellent for family living, with three main reception rooms all laid around the light-filled entrance hall. You will also find a WC and a utility room downstairs.

The reception rooms comprise a study/playroom and sitting room (both with attractive bay windows), and a centrepiece open-plan 'living' kitchen flooded with light from triple aspect glazing. The kitchen has been upgraded and features contemporary flooring, Quartz work surfaces, and high-specification integrated appliances with coloured LED downlighting.

Upstairs, the galleried landing has excellent storage and leads to four double bedrooms and a family bathroom. Of note is that this lovely home affords two separate bedroom suites, each with immaculate en-suite facilities.

## The Outside

Set back from the road, the property enjoys a corner plot with an attractive frontage. The rear gardens have been landscaped to an excellent standard. Boasting a favoured south west facing and relatively private aspect, the flagstone-laid entertaining terrace is sun-drenched all afternoon and looks over private lawns with a glazed panel veranda. There are steps up to the garage personnel door, and various raised and planted borders.

To the rear of the gardens is a large double-width driveway preceding an oversized detached double garage, and furthermore, to the left-hand side at the front of the property is a secondary driveway with further off-road parking.











## The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.

## Agent Note

Whilst fully reversible, the property has been discreetly adapted for accessibility and occupation by any person requiring an aid to access the first floor, or even the use of a wheelchair at home. The main en-suite has been adapted to a stylish wet room, and the installation of a 'Stiltz' internal lift provides step-free access to the first floor. Should the eventual purchaser wish to discuss options around the removal of the lift, this will be considered.

## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

Maintenance charge: approx. £257 per annum.

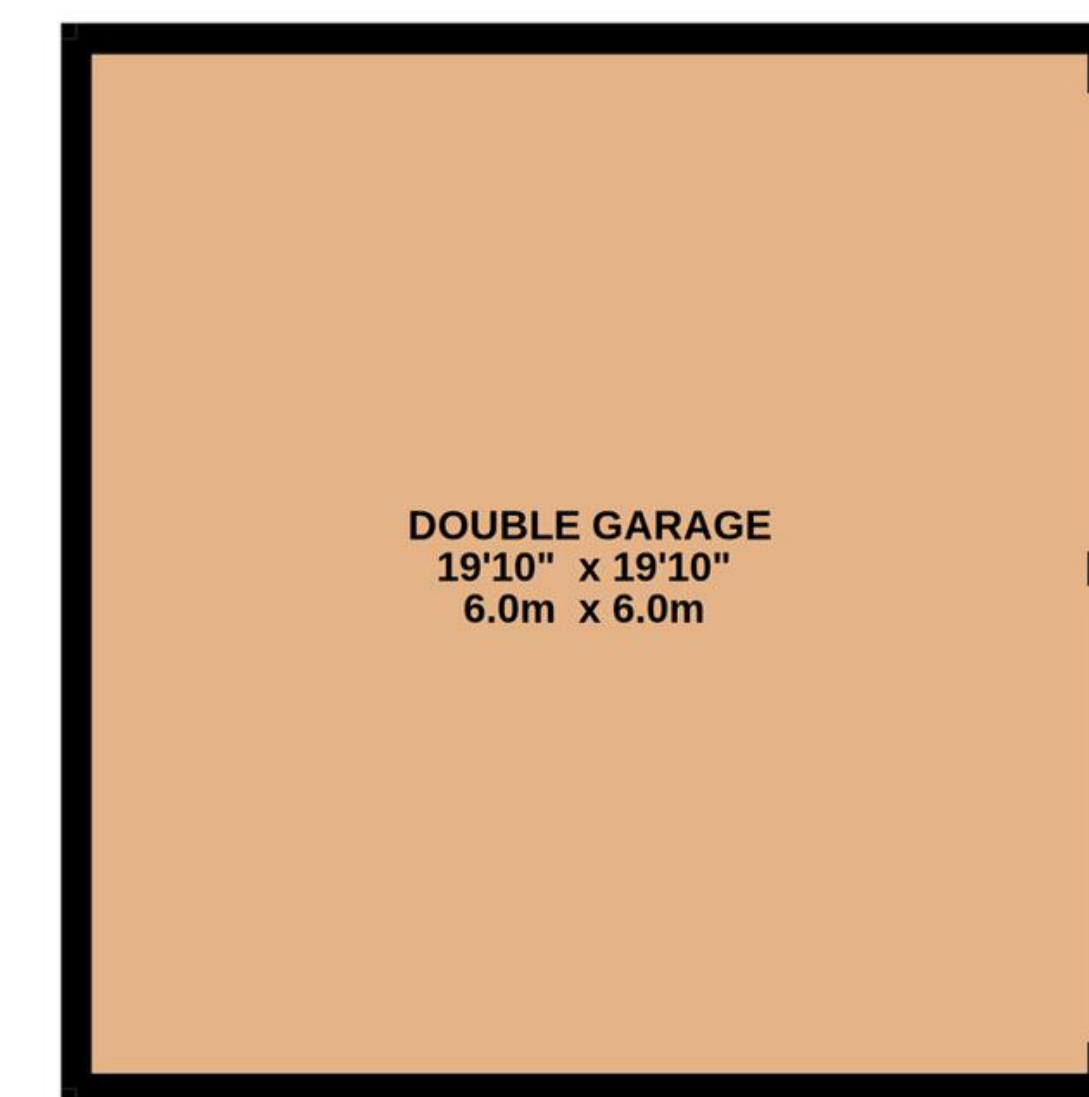
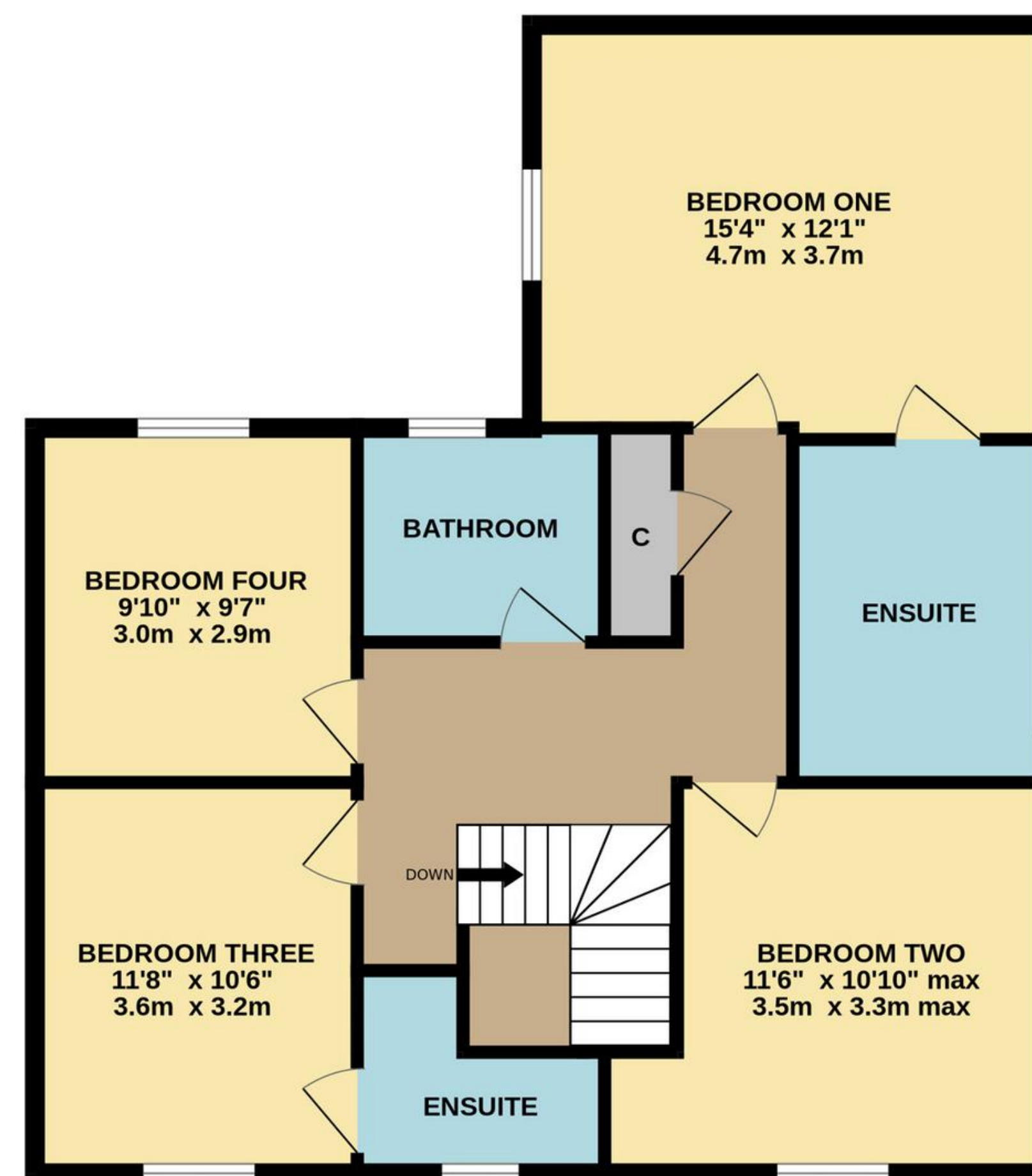
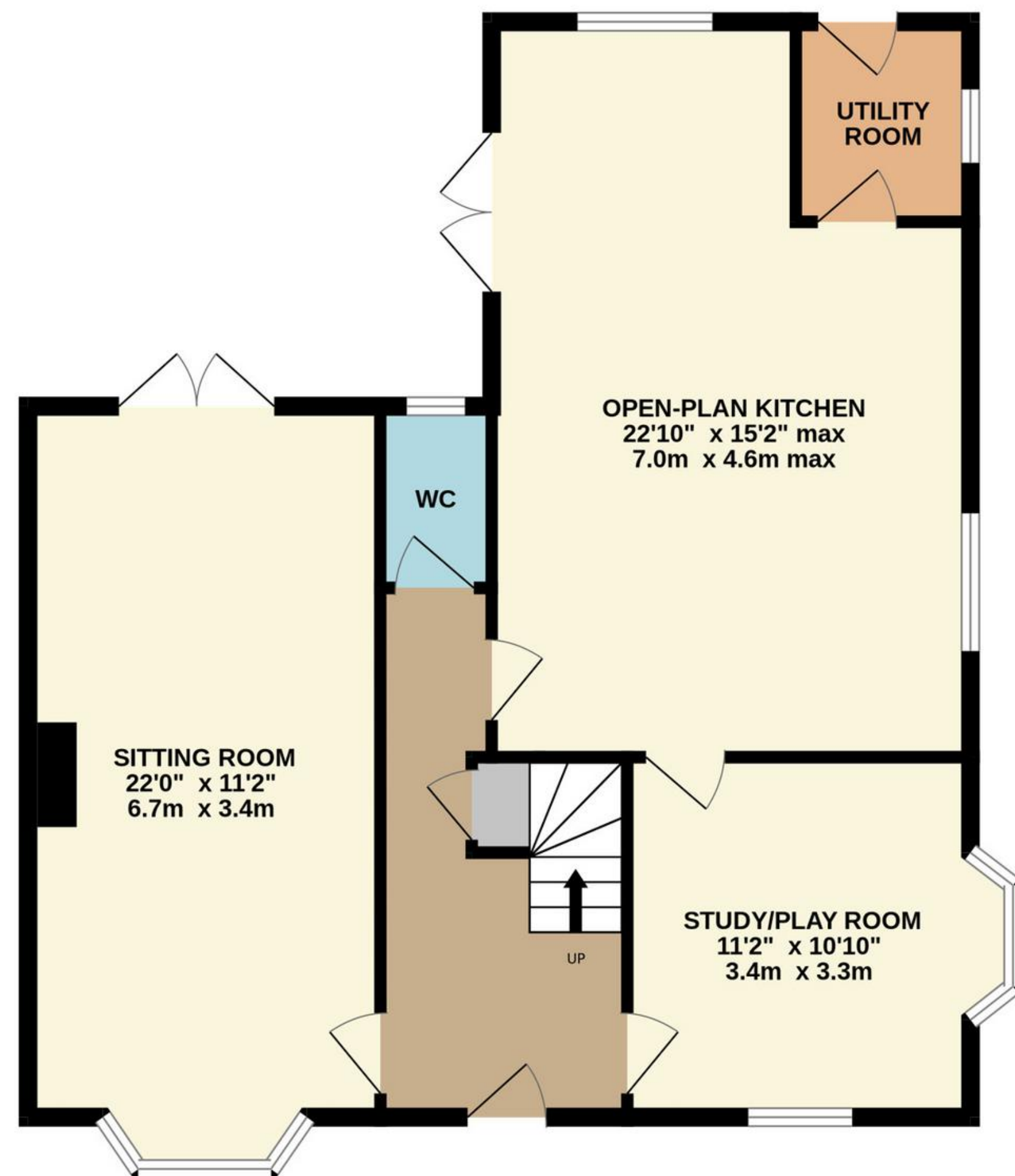
Local Authority: Rushcliffe Borough Council.



## 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 : 2084 sq.ft. (193.6 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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