



Smiths
your property experts

Brookfields Way

East Leake

- Executive and upgraded detached family home
- Set in a highly regarded and sought-after position
- Beautiful 'living' kitchen with direct garden access
- Three further generous reception rooms
- Useful study, utility room and downstairs WC
- Four good-sized bedrooms and two bathrooms
- Spacious side-by-side driveway and a double garage
- Impressive west-facing rear gardens and a patio terrace

General Description

Smiths Property Experts offer to the market this superb executive four-bedroom detached family home occupying a private position with a detached double garage and large west-facing rear gardens. Set in a highly regarded and sought-after position, within easy distance of Meadow Park and the village centre in East Leake.

The property has been maintained to an excellent standard and has benefitted from a schedule of upgrading, including all new windows and external doors, and a new kitchen in recent years. There are no less than four generous reception rooms, four bedrooms, and two and a half bathrooms.





The Property

Internally, the property provides uPVC double glazing, all recently upgraded, and gas central heating throughout. The floor area extends to circa 2,086 square feet (including the detached double garage) and is finished to a lovely standard throughout.

In brief, the accommodation comprises a spacious entrance hall with galleried landing above, a bay-fronted formal sitting room, a west-facing conservatory with views across the rear gardens, a formal dining room, and to the front a useful study. Of particular note is the 250 square feet 'living' kitchen, fitted with contemporary white units and integrated appliances; the space opens directly onto the rear gardens. There is also a separate utility room and downstairs WC. Upstairs are four good-sized bedrooms, an airing cupboard, and a three-piece family bathroom. Three of the bedrooms are large double sizes and benefit from fitted wardrobes.

The Outside

Set behind a generous side-by-side driveway with off-road parking for a number of vehicles, there is a detached double garage with up-and-over doors to the front, a personnel door, power and lighting. There is also a useful EV charger. The front gardens are lawned and could easily be relandscaped to create even further parking should the eventual purchaser require. To the rear are impressive west-facing rear gardens. Far larger and more private than usual on a property of its type, the gardens are ideal for family use with central lawns, a large sun-drenched patio terrace, and secure boundaries.





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, homeware shop, 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.

Property Information

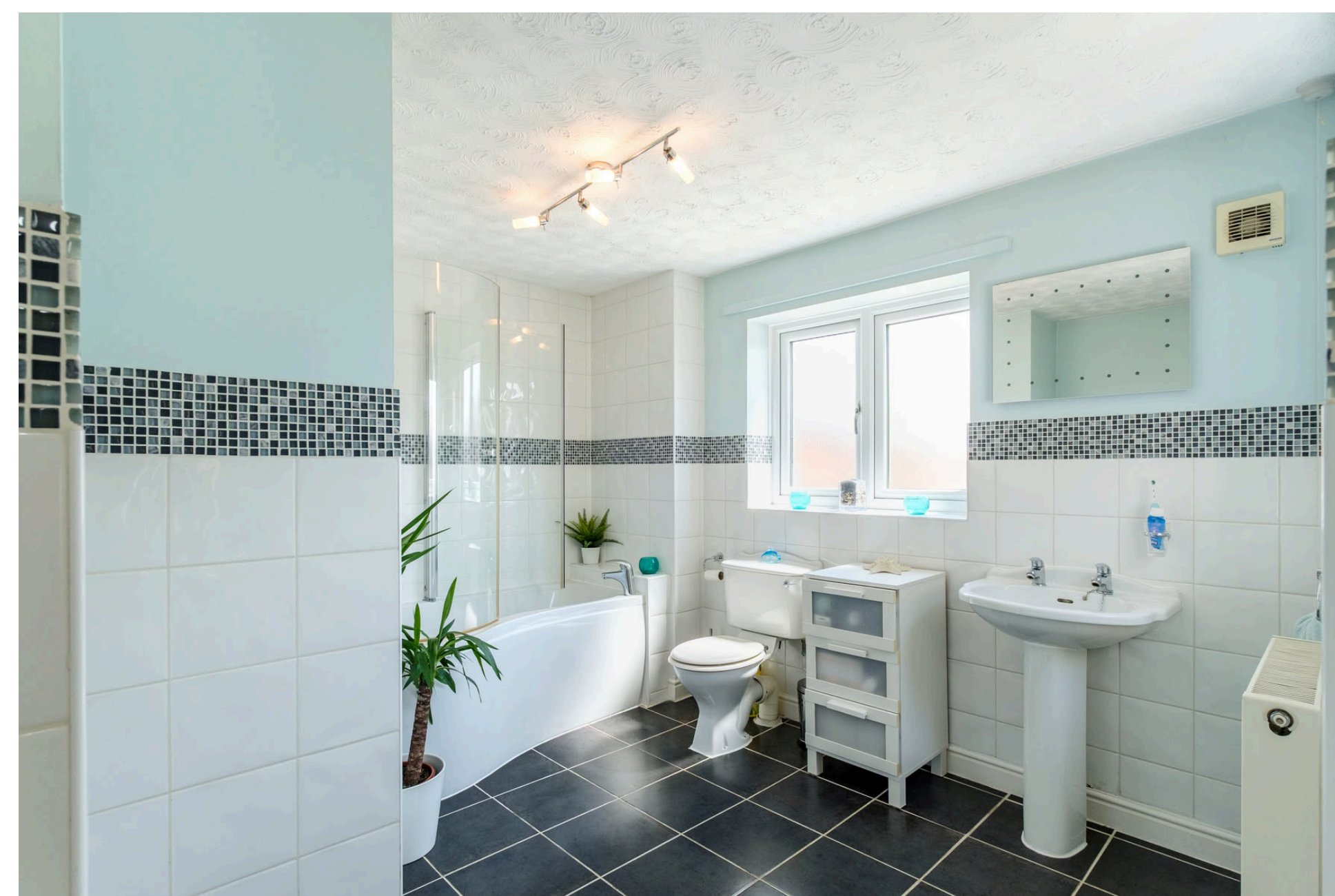
EPC Rating: C.

Tenure: Freehold. Council Tax Band: F.

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 : 2086 sq.ft. (193.8 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.

Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

[smithspropertyexperts.com](https://www.smithspropertyexperts.com)



