



Smiths
your property experts

Kirk Ley Road

East Leake

- Beautifully presented semi-detached family home
- Extended and sympathetically refurbished throughout
- Open-plan kitchen and living area with a roof lantern
- Three good-sized bedrooms and a family bathroom
- Immaculate and tastefully designed interiors
- Generous and mature rear gardens with a sunny aspect
- Block paved private driveway and a detached garage
- Walking distance to shops, amenities, and schooling

General Description

Smiths Property Experts offer to the market this immaculate and beautifully presented three-bedroom semi-detached family home with private sunny rear gardens. The property was beautifully extended in 2022 to provide exceptional ground-floor reception space.

With an impressive 1,000 square feet of accommodation, the property is finished to a high and 'turnkey' standard throughout. The living space includes three bedrooms and a family bathroom upstairs, a sitting room, and a beautiful open-plan kitchen, dining, and living area downstairs.

Located on Kirk Ley Road and within walking distance of the village centre, this is a must-see village home.







The Property

The accommodation is laid across two floors, with tastefully presented, immaculate interiors. The property has undergone a substantial refurbishment during the current owner's tenure, including renovation of the existing house and a large extension to the rear.

The accommodation comprises, in brief, an entrance hall, a beautiful sitting room with internal glazed double doors opening into a stunning open-plan kitchen, dining, and living area with a large roof lantern, feature glazing, and French doors leading out onto the rear gardens. The kitchen has been completely remodelled and upgraded and is set to the left-hand side of the family space, and there is also a useful downstairs WC.

Upstairs, there are three good-sized bedrooms and a beautifully refitted family bathroom.

The Outside

Outside, the property is set back from the road, behind delightful lawned gardens. To the right-hand side is a generous block-paved driveway providing off-road parking for several vehicles. There is access to the rear of the property on the right-hand side. The gardens are north west facing and landscaped, with central lawns, mature, well-stocked borders, and flower beds. There is a substantial detached brick-built garage with power and lighting, which would also make an excellent workshop, garden room, or similar should the eventual purchaser wish.







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, library, three primary schools and a comprehensive academy. 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.

Property Information

EPC Rating: D.

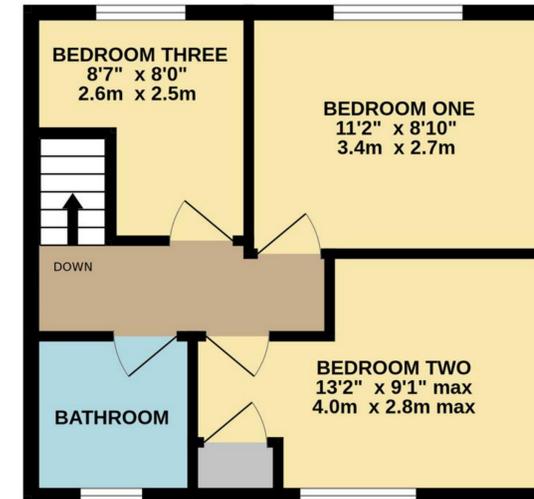
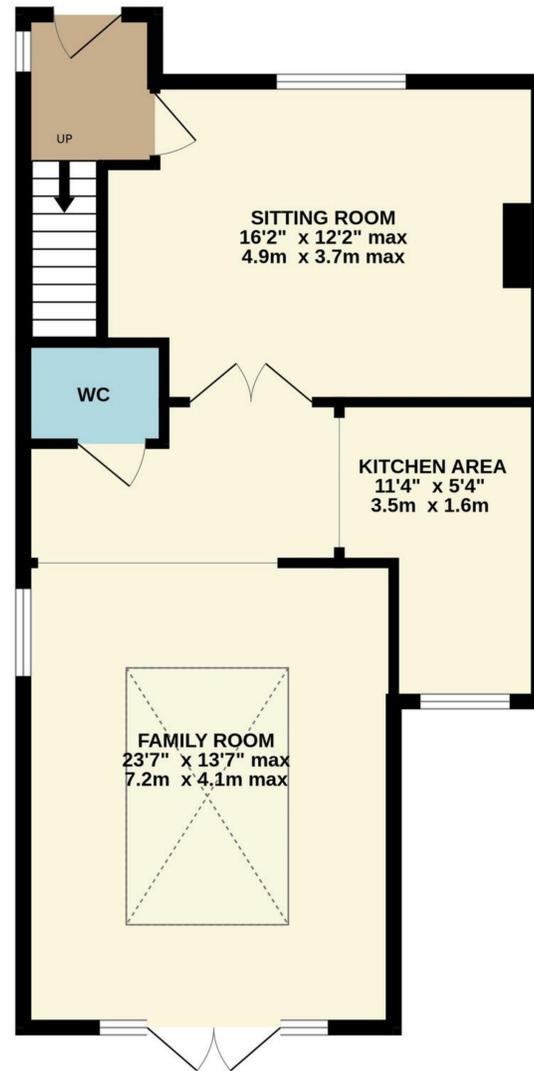
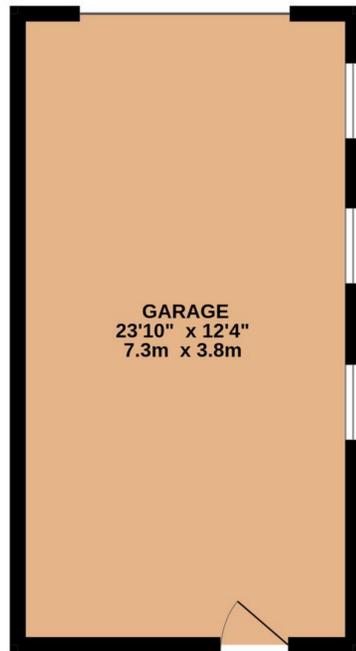
Council Tax Band: B.

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 : 1262 sq.ft. (117.3 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



