



Smiths
your property experts

Woodgate Road

East Leake

- Immaculately presented semi-detached home
- Fully upgraded contemporary shaker-style kitchen
- Spacious front-to-back sitting/dining room
- Light-filled conservatory with direct garden access
- Three good-sized bedrooms and a family bathroom
- Generous block paved driveway and access to a garage
- Private landscaped gardens and a delightful patio terrace
- Within walking distance of the village centre

General Description

Smiths Property Experts offer to the market this beautifully presented semi-detached family home with a block-paved private driveway to the front, and private north-west facing gardens to the rear. The property is located on the smart and well-regarded Woodgate Road and is within walking distance of the village centre.

The property has been substantially upgraded by the current owners in recent years and has the benefit of a conservatory extension to the rear, with living space to include three bedrooms and a family bathroom upstairs. There is a front-to-back sitting room through to a dining area, plus a smart, modern fitted kitchen downstairs.





The Property

The floor area measures approximately 941 square feet. The living space is bright, spacious and beautifully presented, having been lovingly maintained and upgraded by the current owner.

The accommodation comprises an entrance hall, with a spacious front-to-back sitting/dining room opening into a light-filled conservatory overlooking and leading out onto the rear gardens.

The smart kitchen has been fully upgraded in a contemporary shaker-style, benefitting from granite work surfaces and a range of good-quality built-in appliances. There is also direct driveway access from the kitchen. Upstairs are three good-sized bedrooms and a lovely family bathroom.

The Outside

Outside, the property is set back from the road behind a generous private block paved driveway providing plentiful off-road parking. There is gated access to the rear of the property on the left-hand side.



The garden affords afternoon sun and is landscaped with central lawns and a delightful patio terrace set to the rear. There is also a timber structure in use as a garden bar and a garage to the rear left-hand side of the garden.



The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are numerous 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.

Property Information

EPC Rating: C.

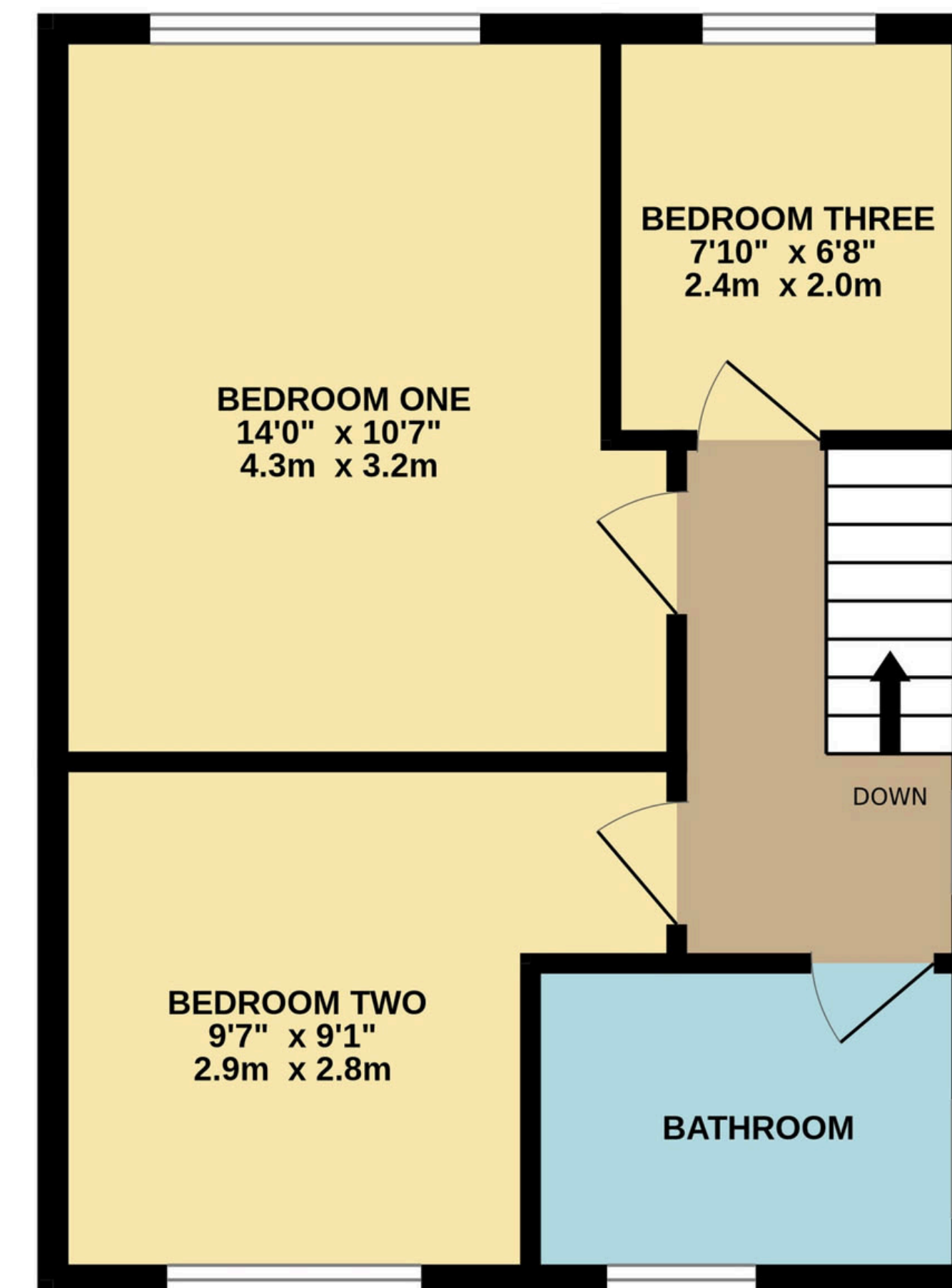
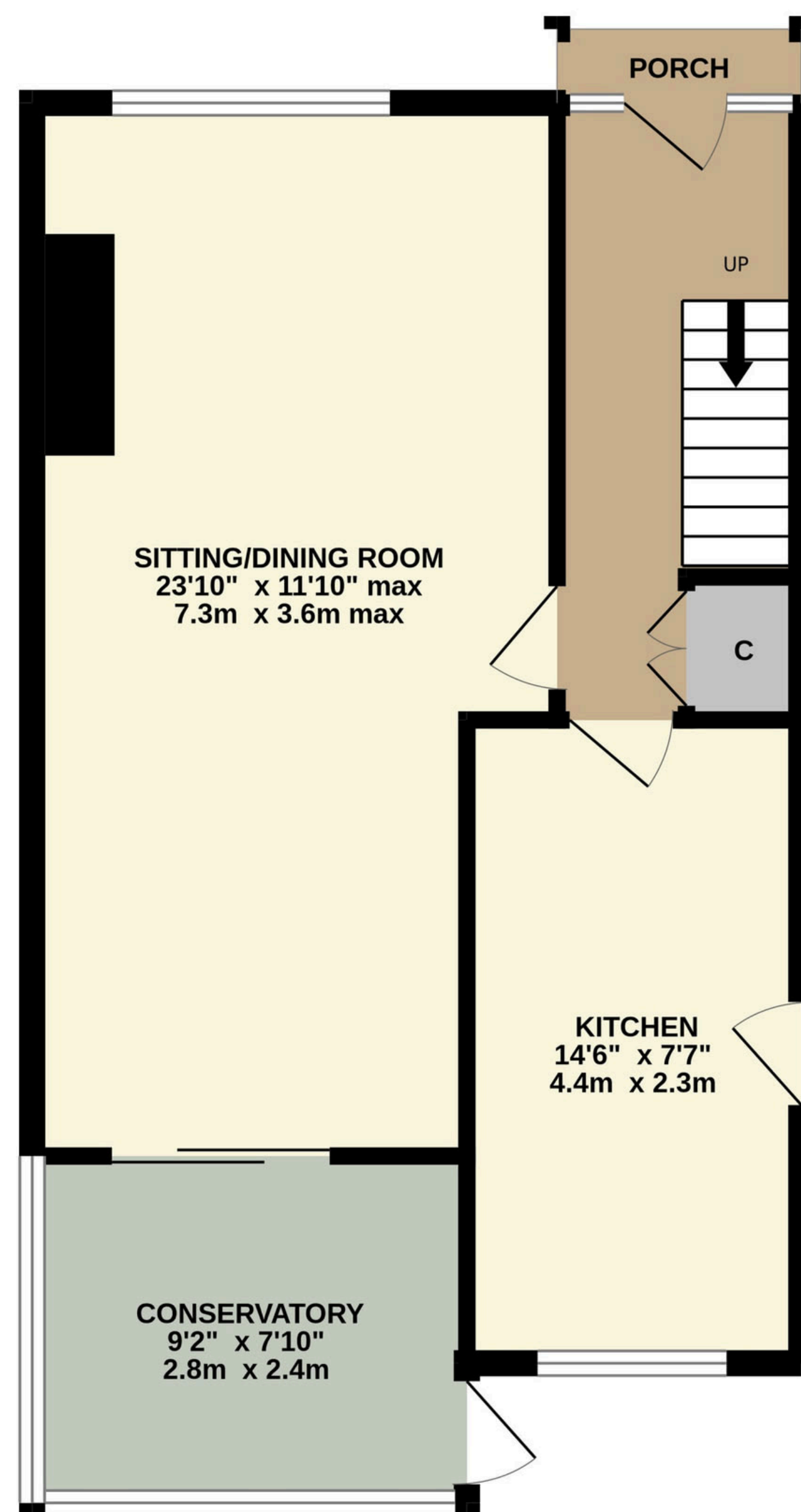
Council Tax Band: B.

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 : 941 sq.ft. (87.4 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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