



Smiths
your property experts

Cromwell Drive

East Leake

- No upward chain
- Mature and attractive detached home
- Extremely well maintained and periodically upgraded
- Spacious sitting room and a west-facing garden room
- Upgraded kitchen/breakfast room and a dining room
- Four double bedrooms and a family bathroom
- Private driveway and an integral garage
- Generous and flat rear gardens and a seating terrace

General Description

Smiths Property Experts present to the market with no upward chain this mature and attractive four double-bedroom detached family home in the heart of the old village in East Leake. Having been owned by the same family since it was built in 1967, the property has been extremely well maintained and periodically upgraded by the current family sellers.

Set on an excellent plot with a private driveway, a garage, and west-facing rear gardens with an open and private outlook onto primary school playing fields. This mature family home offers a wealth of well-presented living space with further extension potential should the eventual purchaser wish.





The Property

The floor area measures approximately 1,563 square feet, including the integral garage, with living accommodation laid across two floors centred around a spacious entrance hall with upgraded Oak staircase. The property benefits from gas central heating and UPVC double glazing throughout, with accommodation comprising, in brief, an enclosed porch, an entrance hall, a WC, a spacious formal sitting room, a west-facing garden room, a dining room, and a modern upgraded kitchen/breakfast room. Upstairs, the large central landing leads to four bedrooms all of double size, and the family bathroom.

In our opinion, there is an opportunity to knock through the dining room and kitchen, or extend to the rear should any purchaser wish, subject to obtaining the necessary LPA consents.

The Outside

The property is situated on Cromwell Drive, a peaceful residential location just a four-minute walk from the village centre and its amenities. Set back from the road behind a private block paved driveway and front gardens, there is also an integral garage with an electric roller door, lighting and power.



There is a substantial storage/working area to the left-hand side of the main house, and of particular note are the rear gardens. West-facing and with an open outlook over nearby Brookside primary school playing fields, the gardens are flat, generous and private. Landscaped with artificial lawn, seating terraces, mature borders, mature fig, plum, apple and pear trees, a timber shed and useful greenhouse, there is also scope to extend the house to the rear and still retain a super outside space.



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: C.

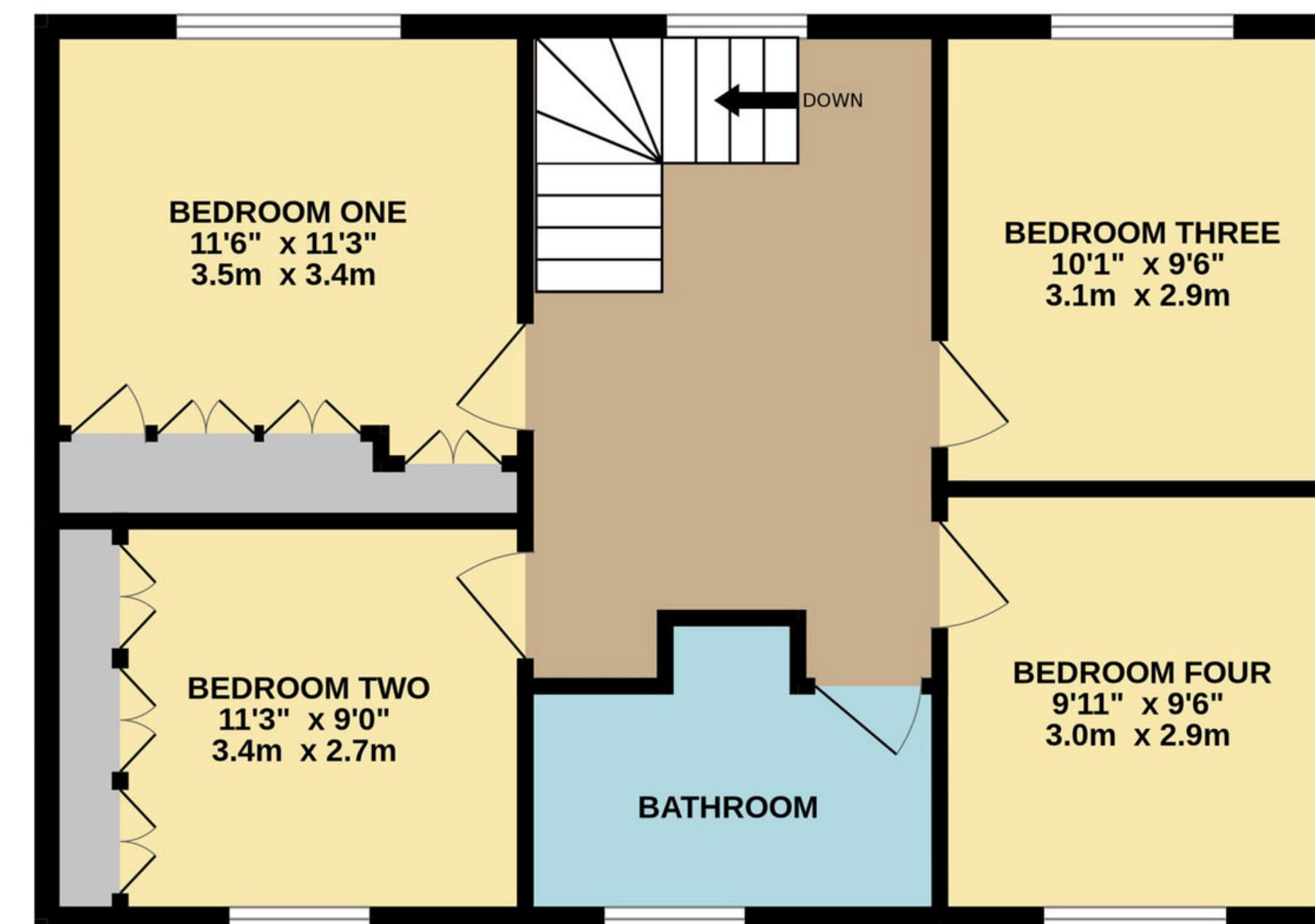
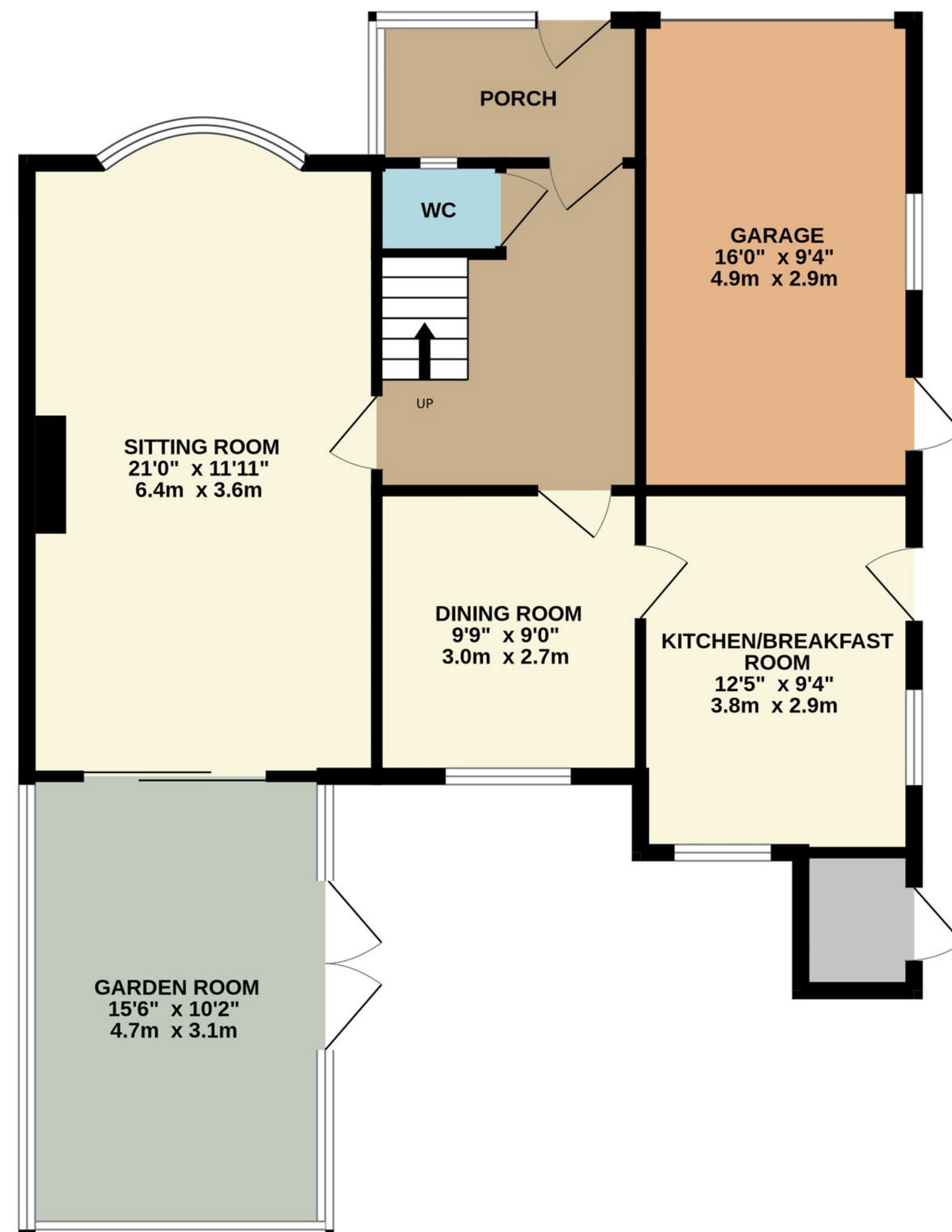
Tenure: Freehold. Council Tax Band: D.

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 : 1563 sq.ft. (145.2 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



