



Smiths  
your property experts

# Main Street

## Rempstone

- Beautifully presented split-level home
- Elevated position within the village of Rempstone
- Light-filled formal dining space and a conservatory
- Lovely fitted kitchen/breakfast room
- Generous sitting room with a feature gas fire
- Three good-sized bedrooms and two bathrooms
- Useful garage with power and lighting, and a driveway
- Delightful gardens with well-stocked flower borders

## General Description

Smiths Property Experts are delighted to bring to the market this superbly presented, split-level home, which occupies an elevated position within the village of Rempstone. The layout offers versatile living arrangements and would suit a buyer looking for a bungalow, or it would make an ideal family home.

The property is well set back from the road and has a naturally bright feel, with two principal reception rooms, a kitchen/breakfast room, three good-sized bedrooms, along with an ensuite, a main bathroom and a conservatory.





## The Property

This beautifully presented home benefits from gas central heating and boasts well-laid-out accommodation arranged over a split level.

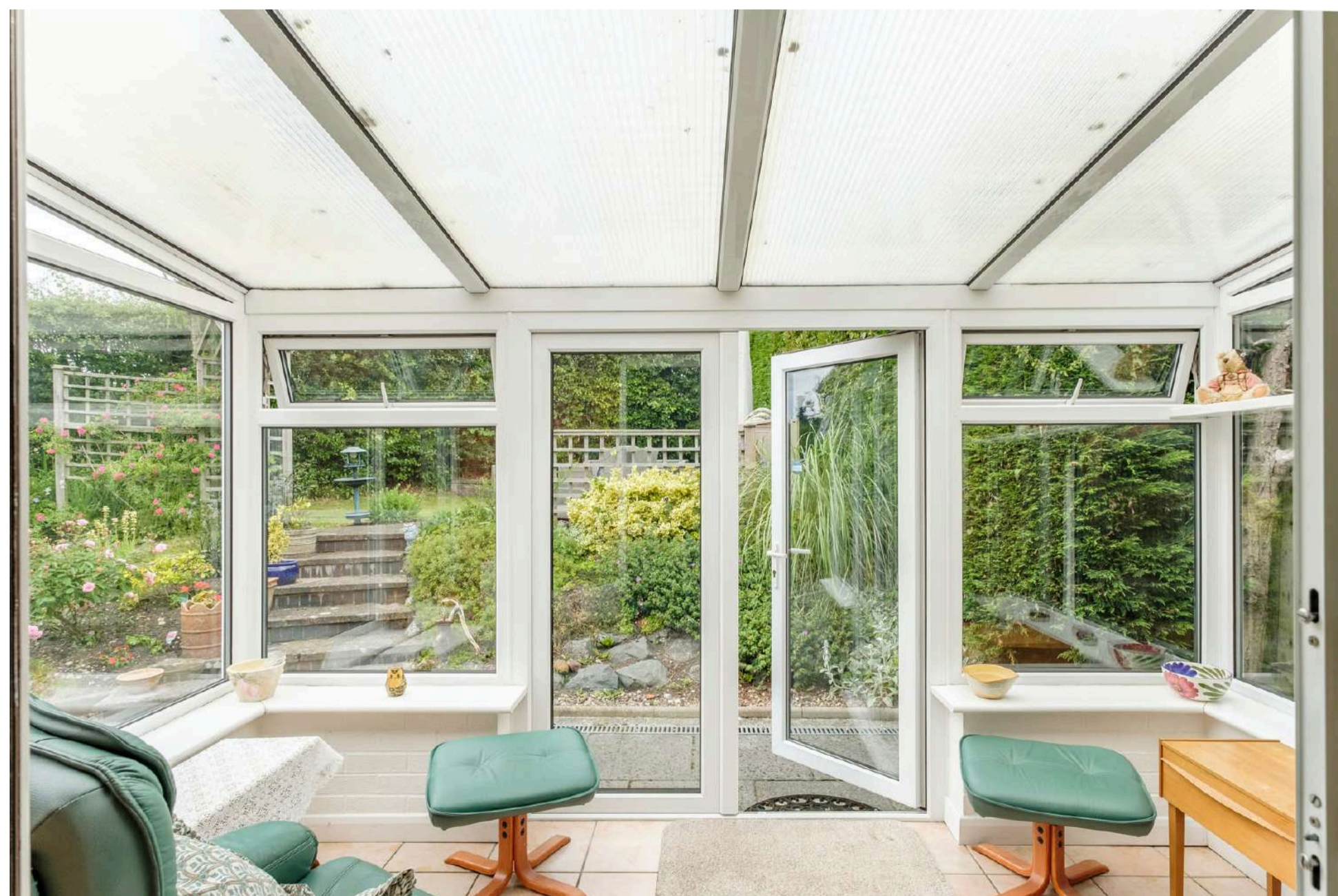
The formal dining space has a large, multi-pane window to the front, allowing the room to flood with natural light and a half staircase leading to the sitting room. The generous sitting room has a picture window overlooking the front and a feature gas fire. The kitchen/breakfast room has a range of wall units, with fully integrated appliances including a double oven with a warming drawer and a combination microwave. There is also a useful utility.

There is a split-level staircase which leads to three well-proportioned double bedrooms. The main bedroom has fitted mirrored wardrobes and benefits from an ensuite. Bedroom two also has fitted wardrobes, and there is a main bathroom with a four-piece suite. To complete the living space, there is a conservatory which opens up beautifully onto the rear gardens.

## The Outside

A particular feature of the home is the outdoor space, with the property sitting in a delightful plot with gardens to the front and rear. To the front, there is a driveway providing ample parking and access to the garage, which is fully insulated and has a remotely operated roller door with an emergency exterior release device. There is a front-shaped lawn and well-stocked and established flower borders, with fencing along the boundaries.

The rear garden is a delight, enjoying a private aspect. The patio terrace provides the perfect space for alfresco dining, with steps leading up to a shaped lawn, flower and shrub borders, an arbour and hedging to the boundaries.





## The Location

Rempstone is a pretty and historic village settlement on the Leicestershire/Nottinghamshire border. The village boasts a well-regarded pub, a village hall, and an excellent community. It is perfectly placed for commuting access to Nottingham, Leicester, Loughborough, and Melton Mowbray. There is open countryside all around, and the fully serviced larger village of East Leake is just 3 miles by car. There are excellent state and private schooling options locally.

## Property Information

Awaiting EPC.

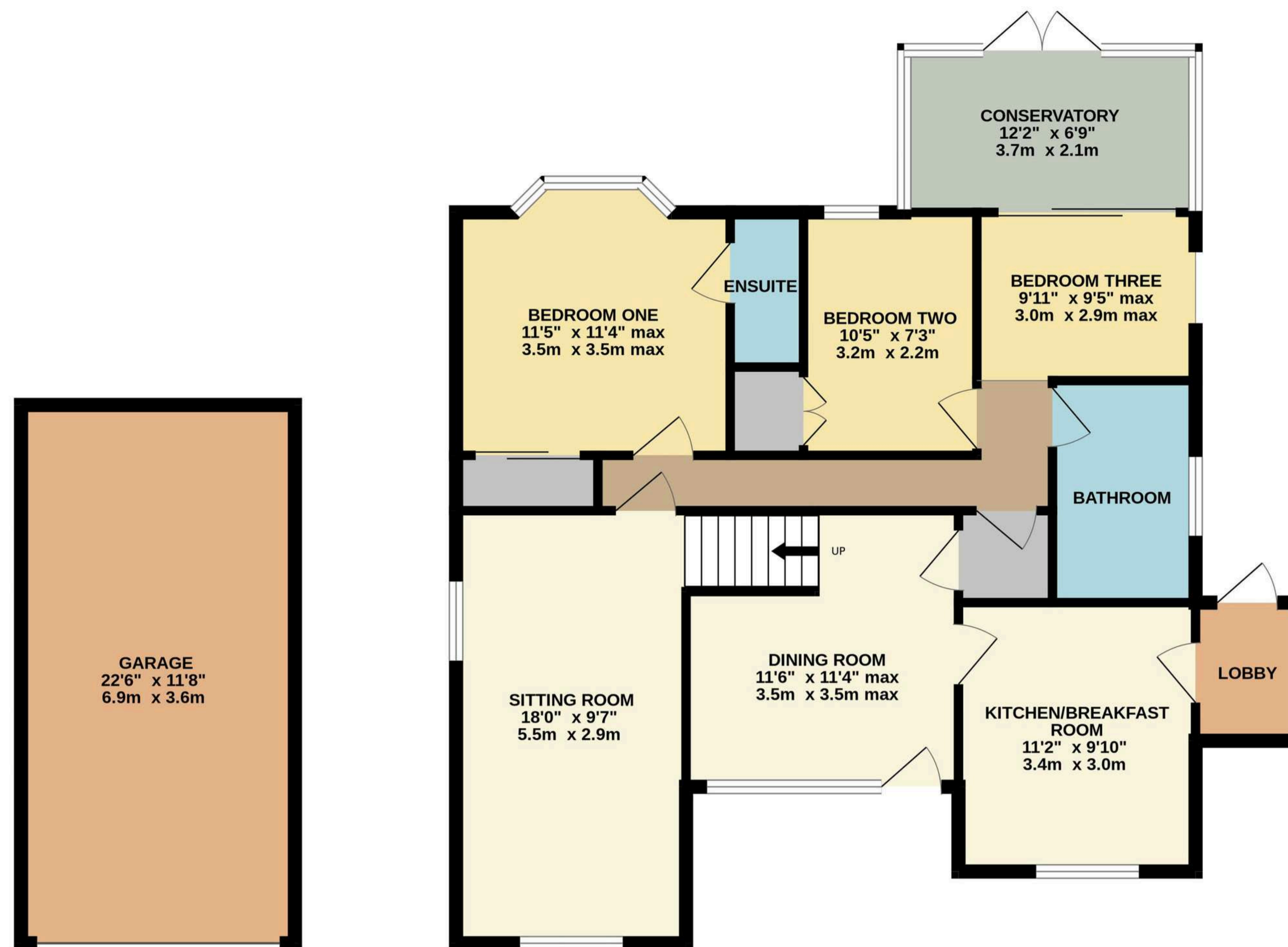
Council Tax Band: E.

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 : 1202 sq.ft. (111.7 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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