



Smiths
your property experts

Nixon Walk

East Leake

- Beautifully finished detached family home
- True 'turnkey' accommodation throughout
- Most impressive family 'living' kitchen
- Light-filled bay-fronted sitting room
- Four good-sized bedrooms and two bathrooms
- Integral garage with power and lighting
- Set behind a double-width driveway
- Private gardens with a wrap-around terrace

General Description

Smiths Property Experts are favoured with instructions to market this superb and beautifully finished, extended four-bedroom family home. Situated in a superb position overlooking Meadow Park in the highly regarded Rushcliffe village of East Leake, and with private gardens to the rear, this family home has been thoughtfully extended and finished to a rarely available standard.

The property was built by Messrs Bloor Homes and affords a generous corner plot allowing the current owners to complete a thoughtful extension to the rear. Lovingly remodelled to a first-class standard throughout, this home offers true 'turnkey' accommodation on a good scale, with a most impressive family 'living' kitchen to the rear.





The Property

The property has new uPVC double glazing and external doors throughout and upgraded gas central heating. The floor area extends to approximately 1,451 square feet with accommodation laid out over two floors, including the integral garage that is painted throughout, with power, lighting, a new electric roller door, and is used as an occasional gym.

In brief, expect to find accommodation comprising an entrance hall with excellent storage, a bay-fronted sitting room, and to the rear a most impressive 'living' kitchen. With a sitting area, dining space with vaulted ceiling, direct garden access, and a high-quality contemporary fitted kitchen with integrated appliances. There is a useful utility room and also a downstairs WC.

The central landing on the first floor leads to four bedrooms and a refitted family bathroom. The principal bedroom suite is of particular note with built-in wardrobes and a stunning four-piece en-suite bathroom.

The Outside

Set in a peaceful residential location affronting Meadow Park in the heart of the village, there are front gardens and a double-width driveway.

To the rear of the property are private gardens with a wrap-around sandstone terrace. There is a lawned area with mature borders, and a fenced-in play space laid to artificial lawn. The gardens have a particularly private aspect.





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

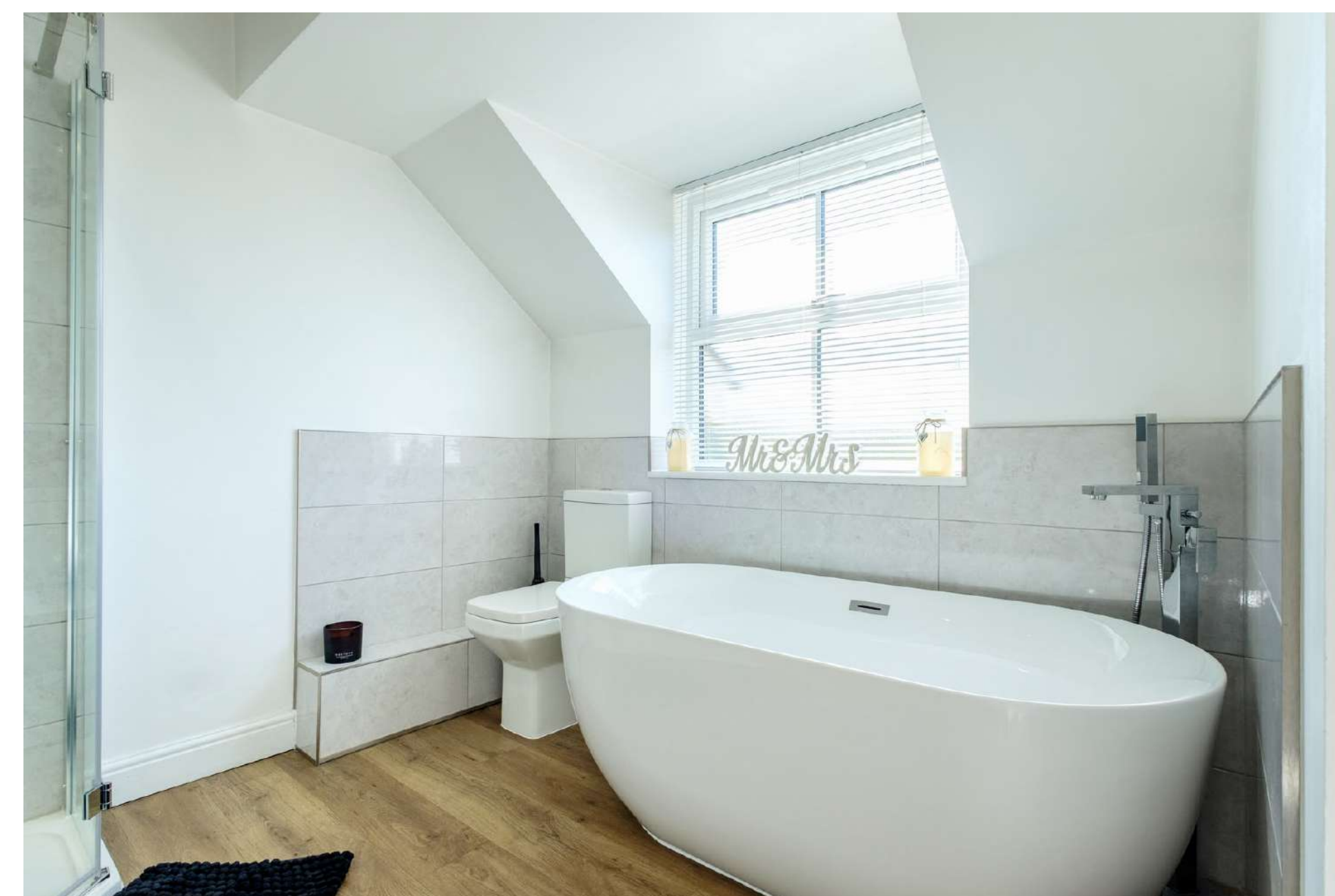
EPC rating: C.

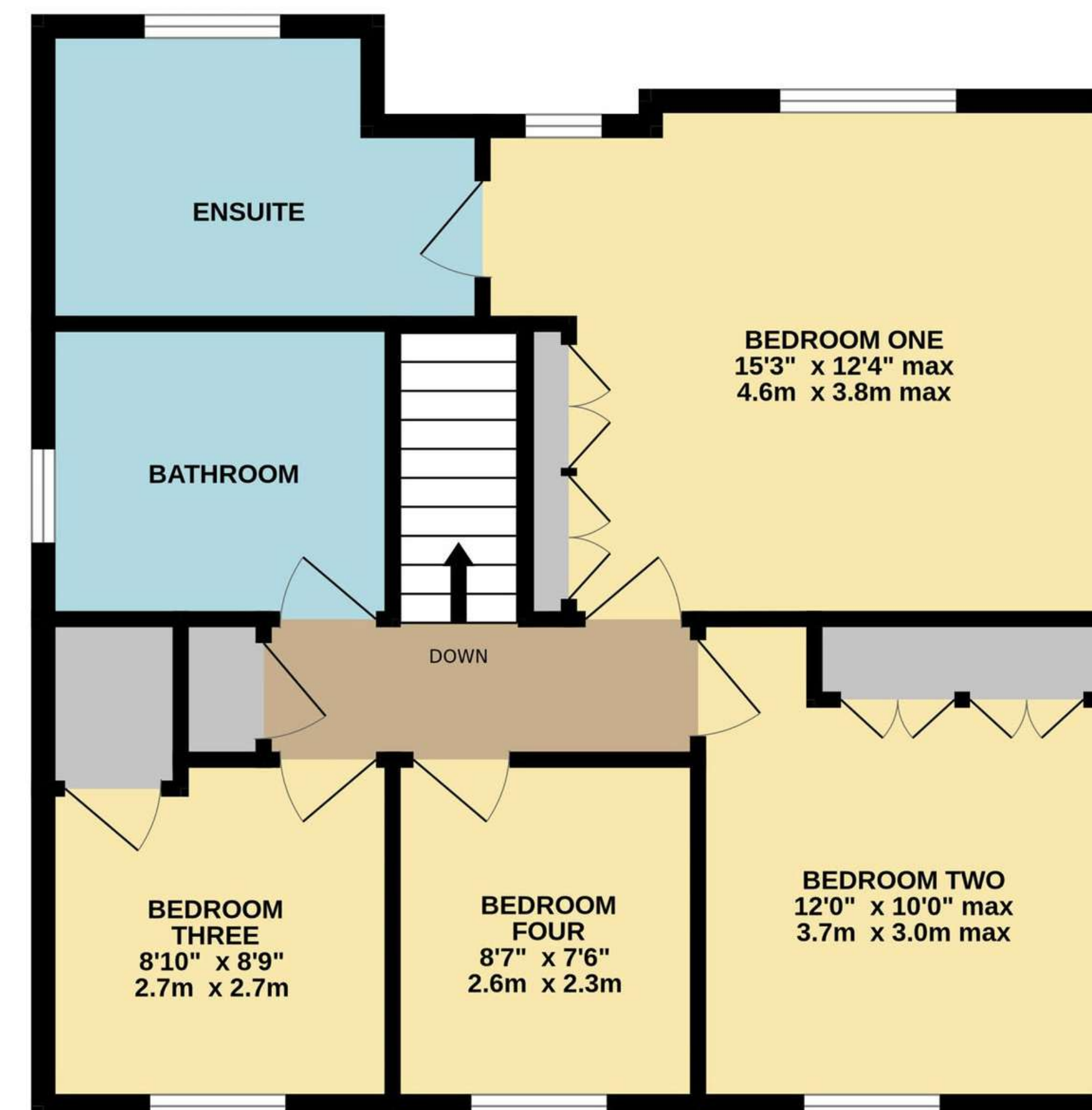
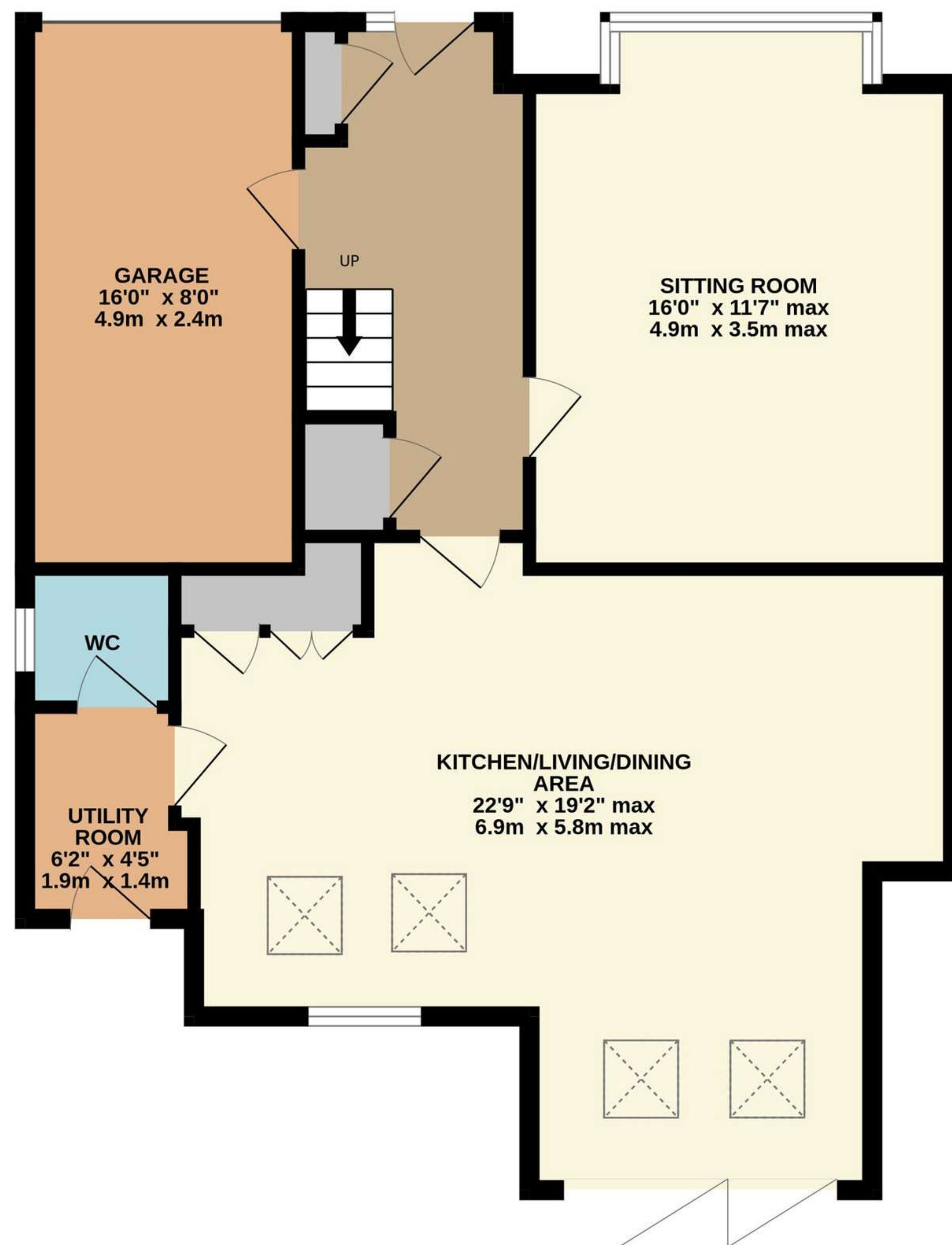
Tenure: Freehold. Council Tax Band: E.

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 : 1451 sq.ft. (134.8 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.
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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



