



Smiths  
your property experts



# Nottingham Road

## Costock

- No upward chain
- Lovely cottage in a generous plot
- Rolling countryside views to the front and rear
- Private driveway providing plentiful off-road parking
- Delightful, landscaped gardens with a greenhouse
- Light-filled kitchen/breakfast room with a pantry
- Sitting room complete with a multi-fuel burning stove
- Excellent potential to extend (stp)

### General Description

Smiths Property Experts offer to the market this beautiful cottage, elevated from the road and occupying a large plot with beautiful private gardens and views of rolling open countryside to the front and rear.

Set back and elevated from the road, the property affords easy access to East Leake, Keyworth, Ruddington, Nottingham, and Loughborough. There are countryside walks nearby. East Leake plays host to a full range of amenities, including schooling, cafes, public houses and eateries, and a doctor's surgery.







## The Property

The living accommodation is laid over two floors and presented in clean and smart condition throughout. Benefitting from a blend of solid fuel central heating, newly fitted efficient electric radiators, and uPVC double glazing throughout.

The accommodation is laid across two floors. The entrance hall with stairs rising to the first floor leads, in turn, to the sitting room, complete with a multi-fuel burning stove. There is also a light-filled kitchen/breakfast room with a pantry. There is a bathroom with a bath and an overhead shower downstairs. Upstairs are no less than four bedrooms and a separate WC. To the rear of the sitting room is a covered 'loggia', a wonderful space for enjoying the views and gardens. The property has excellent scope and potential for extension should the eventual purchaser wish.

## The Outside

Outside, the property has off-road parking for multiple vehicles on a block-paved private drive. There are lawned gardens to the front and a new path has also been laid by the current owners. The plot is generous and wide, with side extension potential should the eventual purchaser wish. There is a brick-built outbuilding, and to the rear are gardens boasting a newly laid patio to the immediate rear of the main house, with mature lawns and fully stocked beds and borders. There is also a greenhouse and a working garden area. Of particular note is the working stud farm located behind the house, providing a view of horses grazing in the fields beyond the garden.







## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

## Important Information

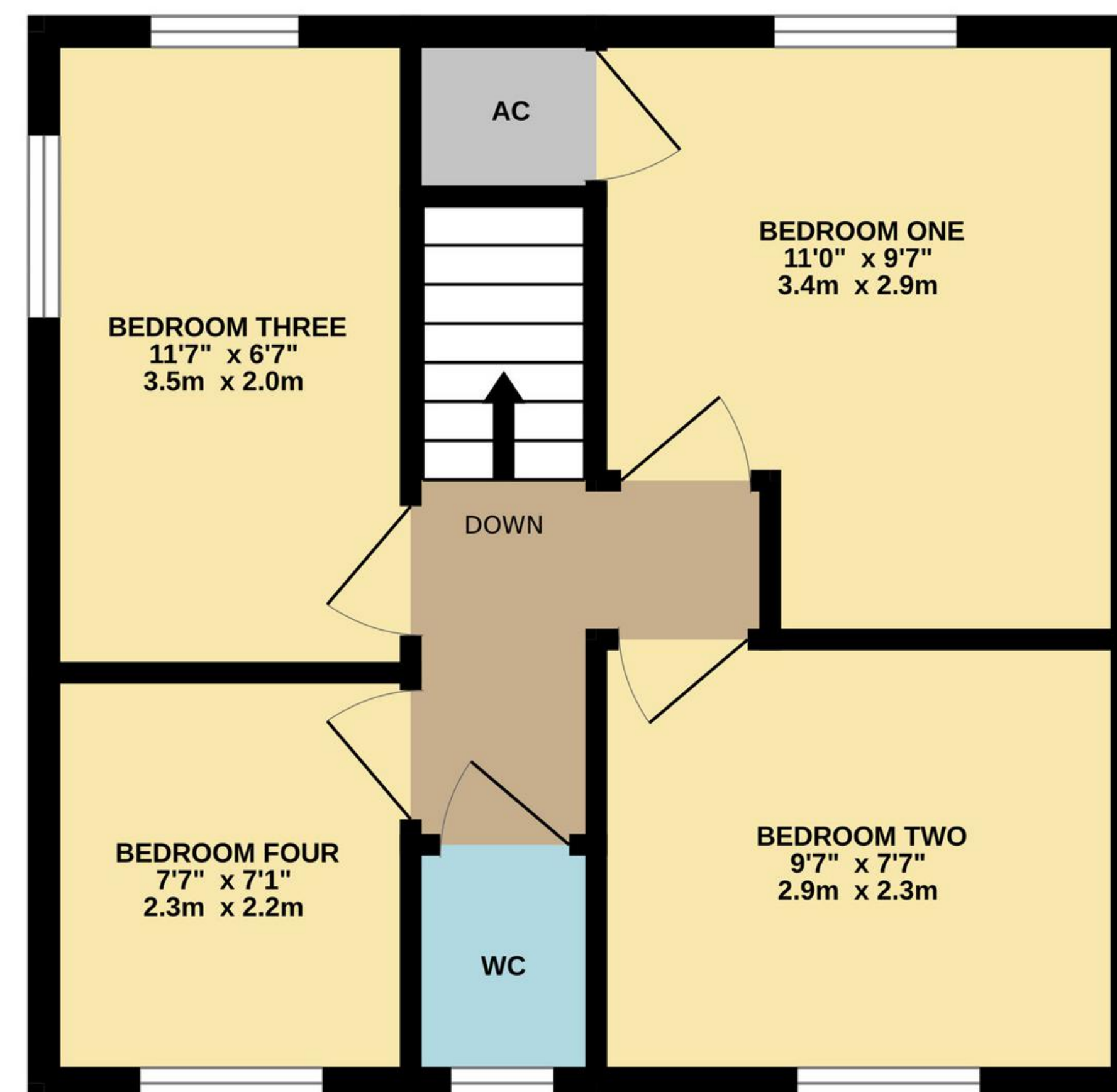
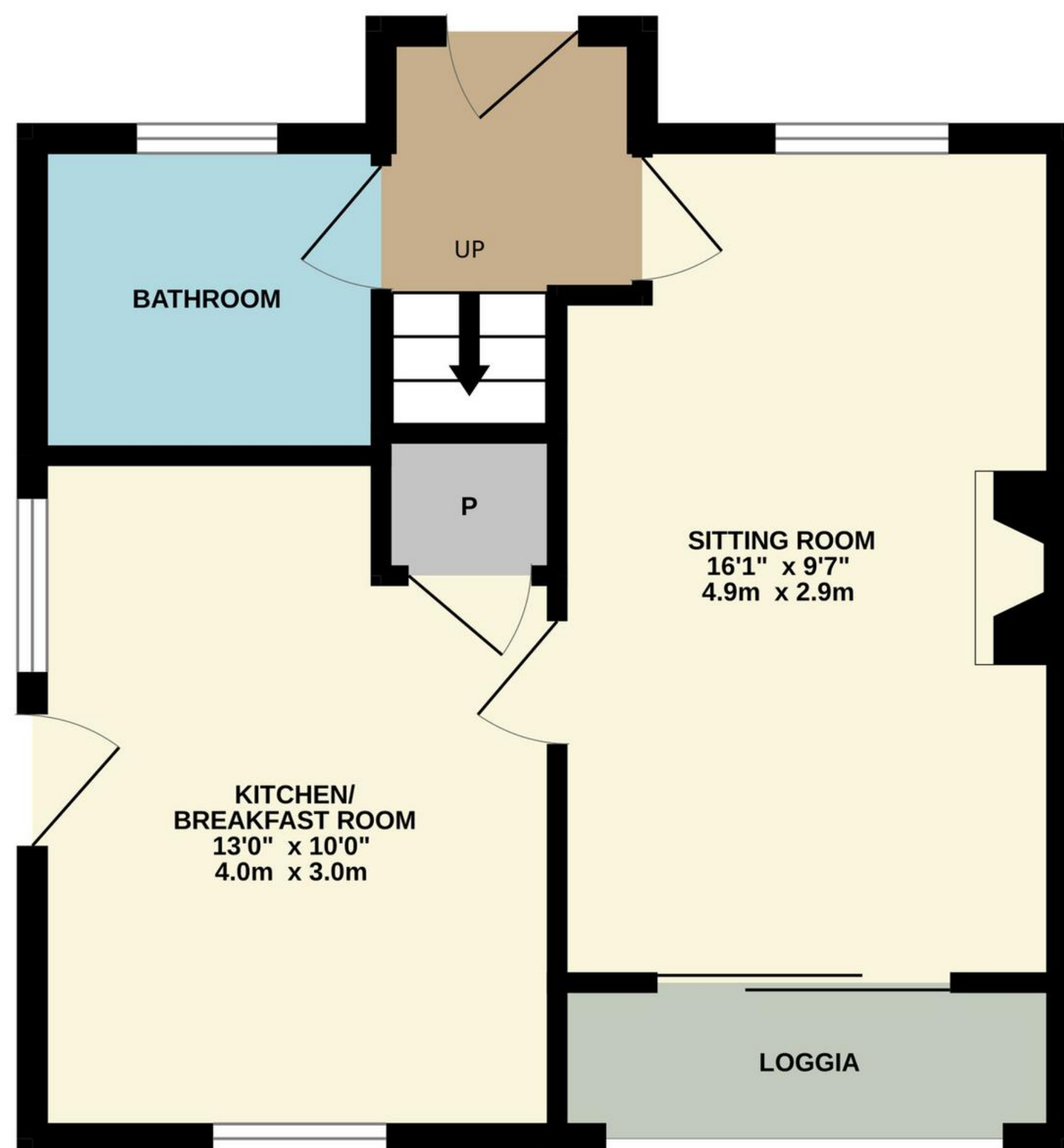
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 748 sq.ft. (69.4 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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