

Smiths

your property experts

The Willows

Willoughby on the Wolds

- Available immediately
- Individually designed detached family home
- Upgraded with a wealth of refurbished living space
- Five double bedrooms and two bathrooms
- Open-plan living kitchen with a utility room
- Gated gravel driveway and a double garage
- Lawned rear gardens with a west-facing aspect
- Unfurnished



General Description

Smiths Property Experts offer to the market this superb, bespoke detached family home. Built around 15 years ago to an exacting standard, this newly upgraded property is immaculate throughout and offers lovely private gardens.

The property affords a wealth of refurbished living space extending to approximately 3,350 square feet over two floors and including garaging. It offers five double bedrooms, two bathrooms, and four reception spaces, including a stunning vaulted reception hall with a glass-and-oak front elevation and a large galleried landing to the first floor.











The Property

The living space is beautifully laid out and comprises a reception hall with a central oak staircase, a sitting room with a feature Inglenook fireplace and wood-burning stove, a study, and to the rear a newly refitted family kitchen with direct garden access. There is also a useful WC and utility/boot room. Upstairs, the main landing provides access to four double bedrooms and a family bathroom. The main bedroom benefits from ensuite facilities and a dressing room area. Accessed via a second staircase above the double garage is a further bedroom that would also double as an excellent home gym.

The Outside

Set back and elevated from the road in this pretty village and behind timber gates, the property has a gravel-laid private driveway and mature, planted borders. Off-road parking accommodates multiple vehicles. To the rear are west-facing private lawned gardens, with a generous flagstone-laid patio terrace wrapping around the rear of the main house.









The Location

The village is surrounded by beautiful countryside while also being well connected, with excellent road links to West Bridgford, Nottingham, Leicester, Melton Mowbray, and Grantham, with East Midlands Airport within a 20-minute drive. The village has excellent primary, secondary, and public schooling options close by.

Property Information

EPC Rating: C.
Council Tax Band: G.
Local Authority: Rushcliffe Borough Council.

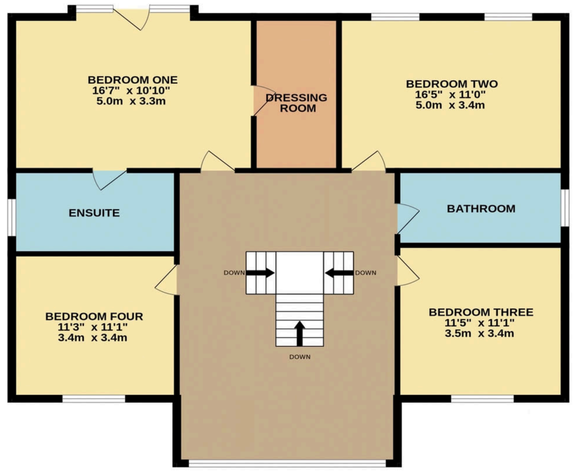
Lettings Information

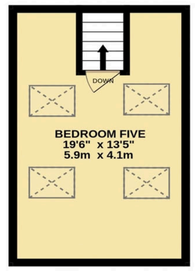
Long-term let. Unfurnished.
Available immediately.

Important Information

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. All measurements should be treated as approximate and for general guidance only.







TOTAL FLOOR AREA : 3350 sq.ft. (311.3 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 272606
lettings@smithspropertyexperts.com
smithspropertyexperts.com

