



Smiths  
your property experts

# Woodroffe Way

East Leake

- Exceptional detached family home
- Set in a prominent yet private position
- Generous floor area of approx. 1,800 square feet
- Beautiful kitchen/diner with direct garden access
- Spacious light-filled sitting room and a useful utility
- Five double bedrooms and three bathrooms
- Large private driveway and a detached double garage
- Lovely gardens with raised beds and established borders

## General Description

Smiths Property Experts present to the market this exceptional detached family home constructed by the well-reputed David Wilson Homes to the popular 'Emerson' design in the heart of the highly regarded Rushcliffe village of East Leake.

The property offers a wealth of floor space extending to approximately 1,800 square feet with the addition of a large detached double garage. There are landscaped and private south-west facing gardens to the rear, and the property boasts an unusually large private driveway to the front offering off-road parking for numerous vehicles.





## The Property

Benefitting from uPVC double glazing and gas central heating, the accommodation is laid across three floors and centred around a light and spacious entrance hall and first-floor landing, which both provide storage. There are three main reception areas, namely a dining/play room, a generous front-to-back sitting room with a bay window to the front, and a generous kitchen/diner. The kitchen and sitting room both offer direct access via glazed doors onto a delightful sun-filled terrace and the lovely south-facing gardens. There is also a useful utility room and a downstairs WC.

On the first floor, there are three double bedrooms and a four-piece family bathroom. The principal bedroom has a four-piece en-suite bathroom and an impressive dressing room area. The second floor leads to two further double bedrooms and a shower room. Of particular note, four of the bedrooms, including the principal bedroom suite, all have fitted wardrobes built in.

## The Outside

The property offers a prominent yet private position at the front of this well-regarded residential development in the village. Set behind a mature hedgerow and with a path to the front door, and with established, pretty front gardens. There is a large private driveway, part block paved, with parking for numerous vehicles that leads in turn to a detached double garage.

To the rear are pretty lawned gardens with raised beds, established borders, and a timber deck that wraps around the rear of the main house, offering outside entertaining space filled with sun in the afternoon.





## The Location

With beautiful countryside walks on your doorstep, the property is also a short walk from the village centre with a bustling High Street and a full array of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. 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. East Midlands Airport is just 6 miles away.

## Property Information

EPC Rating: C.

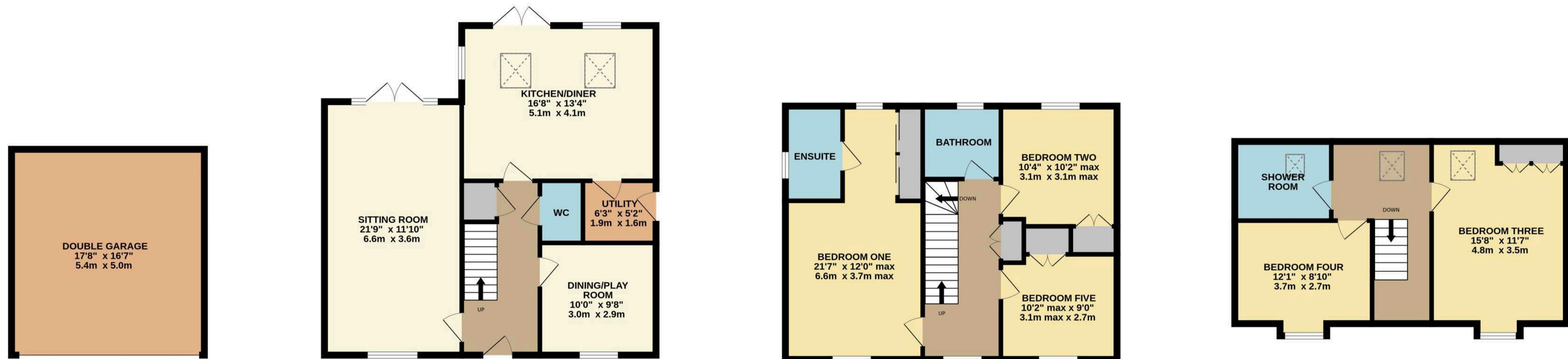
Council Tax Band: F.

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 : 2099 sq.ft. (195.0 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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