



**Smiths**  
your property experts

# Angrave Road

## East Leake

- Impressive and substantially extended family home
- Situated in the highly regarded village of East Leake
- Generous sitting room with a wood-burning stove
- Contemporary kitchen/diner and a separate utility room
- Four good-sized bedrooms and two bathrooms
- Large double garage with an electric up-and-over door
- Gated driveway providing ample off-road parking
- Private front and rear gardens with a summer house



### General Description

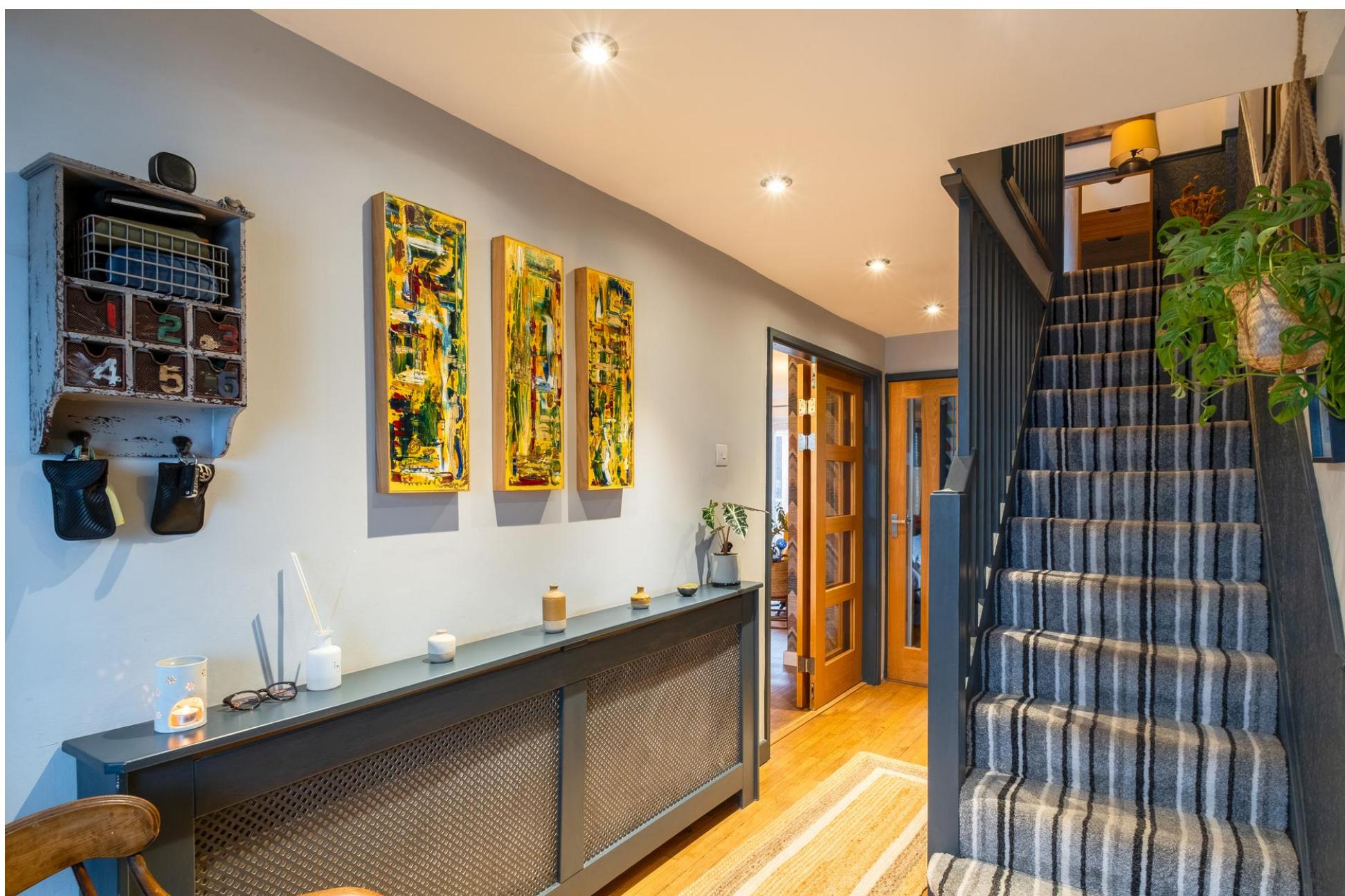
Smiths Property Experts are favoured with instruction to market this substantially extended and improved individual family home on a corner plot in the highly regarded Rushcliffe village of East Leake. Situated in a peaceful residential area, the property has a large, gated driveway, private front and rear gardens, and an impressive double garage.

### The Location

The property is conveniently situated within walking distance of primary and secondary schooling. The village boasts a close-knit community and a wide 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.







## The Property

The property has been thoughtfully extended and is presented in excellent condition throughout. The accommodation is laid across two floors and extends to approximately 1,531 square feet (excluding a large double garage).

Expect to find living space briefly comprising an entrance porch, a hallway, a generous front-to-back sitting room with a wood-burning stove and media wall, a snug, and a contemporary kitchen/diner with direct garden access to the rear. There is also a downstairs WC, a useful utility room, and a large double garage with an electrically operated door, power and lighting throughout. The accommodation benefits from double glazing and gas central heating.

Upstairs, there are four bedrooms (three large doubles), a beautiful family bathroom, and an airing cupboard. The principal bedroom is of note, generous in size with a dressing area, and contemporary en-suite facilities.

## The Outside

Outside, the property occupies a large corner plot. With a gated driveway, there is off-road parking for several vehicles, including potentially a caravan or auto sleeper, and to the left-hand side are private lawned front gardens. To the rear, the gardens are totally private. Landscaped and with an insulated summer house. There is a lawned area, a covered terrace accessible from the kitchen, laid with Indian Sandstone slabs, and a raised seating terrace with a pergola over. The double garage is larger than usual, measuring 345 square feet. The space has lighting and power, an electrically operable up-and-over door, and a personnel door to the rear.





## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

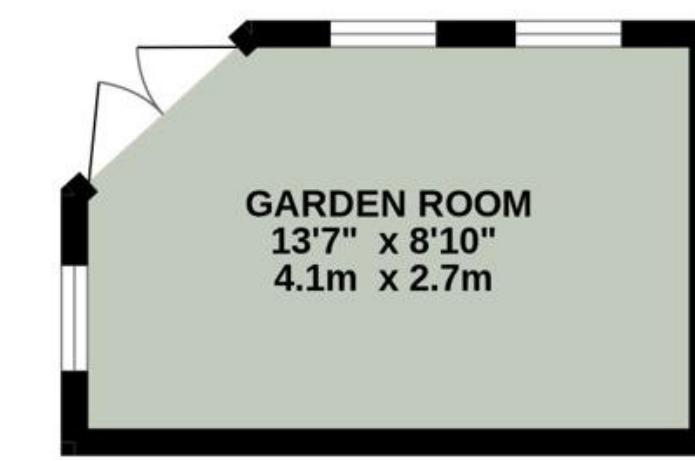
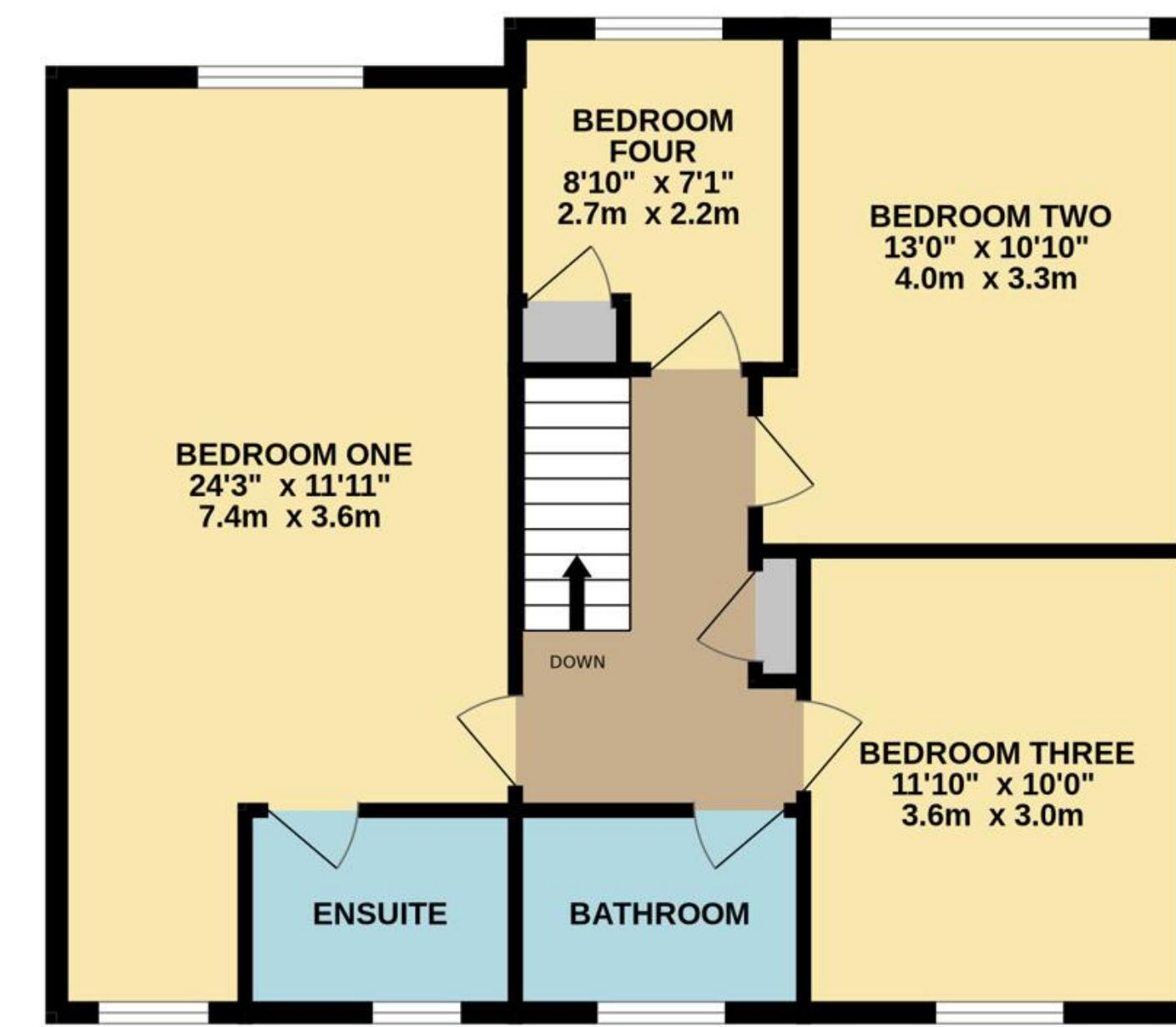
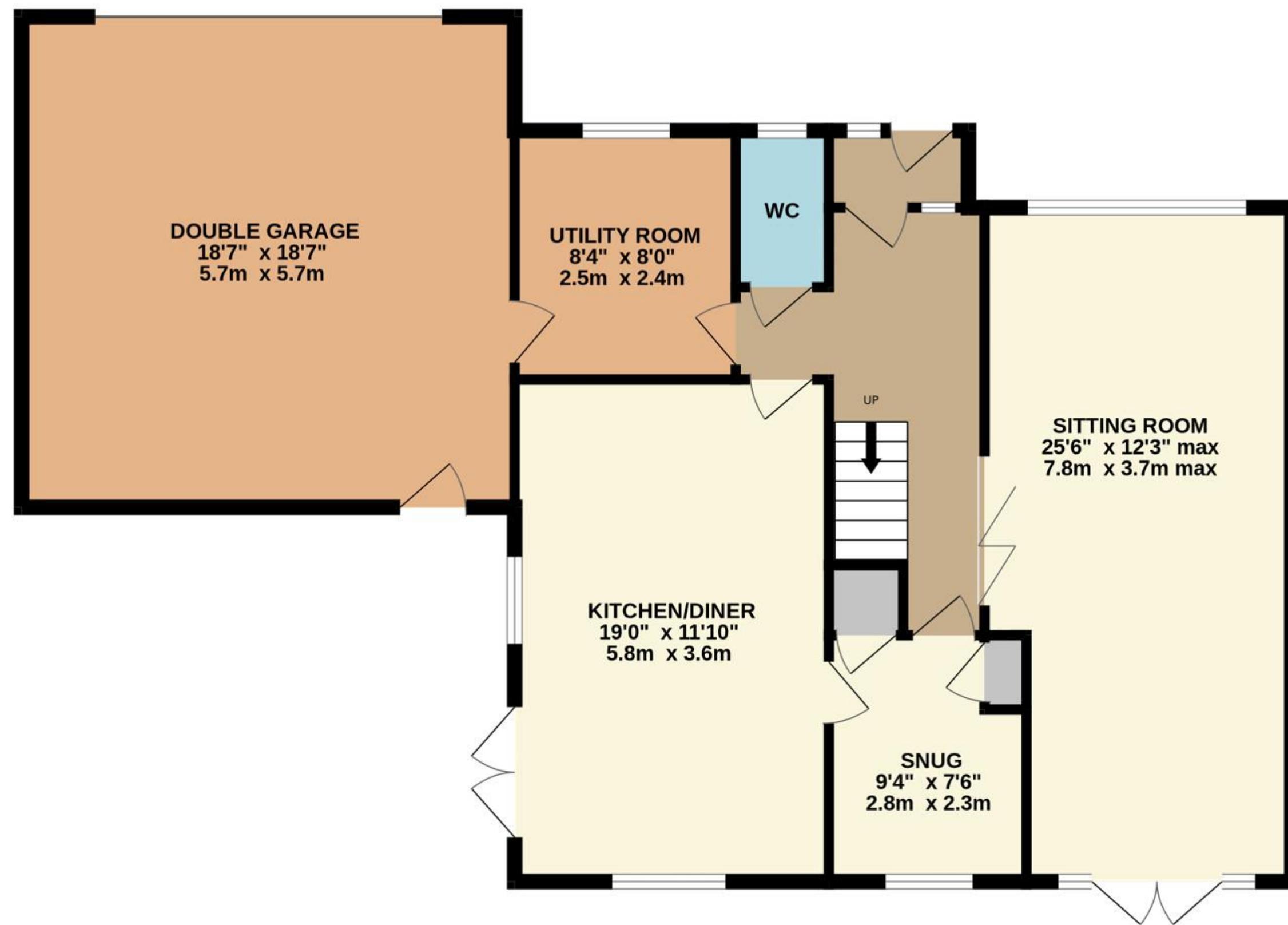
Local Authority: Rushcliffe Borough Council.

## 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.

## 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 : 1989 sq.ft. (184.8 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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