



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

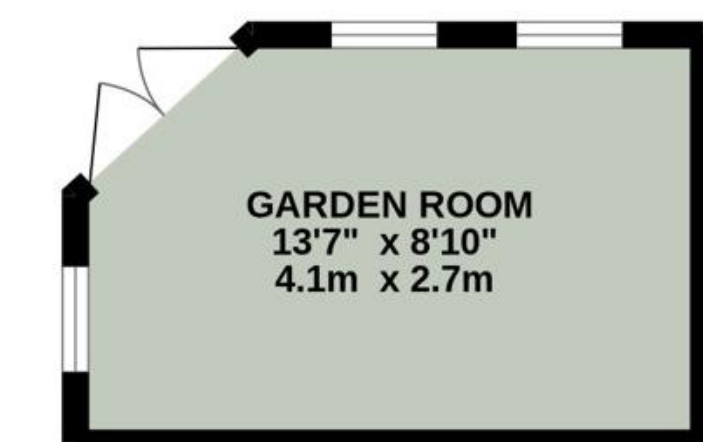
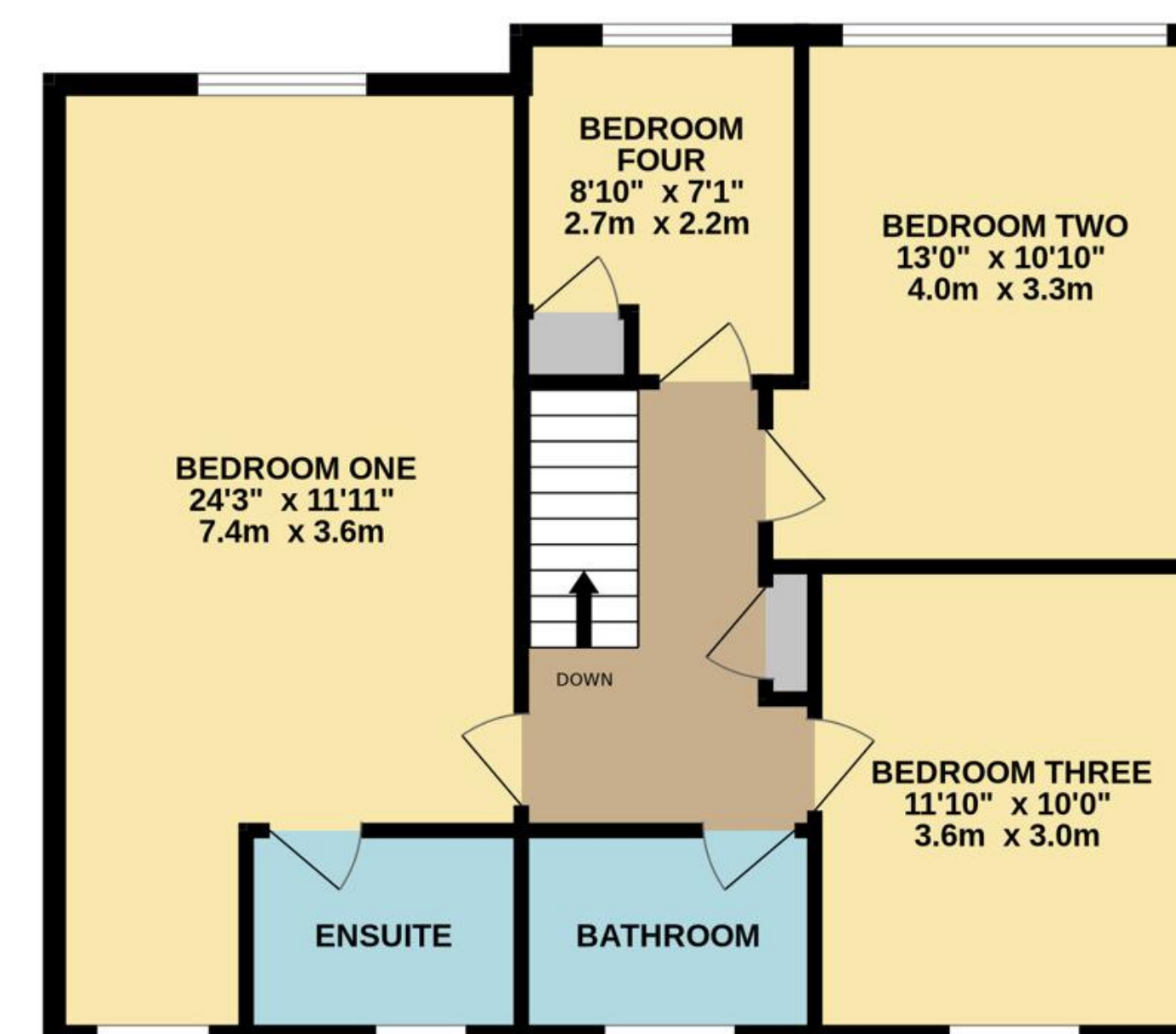
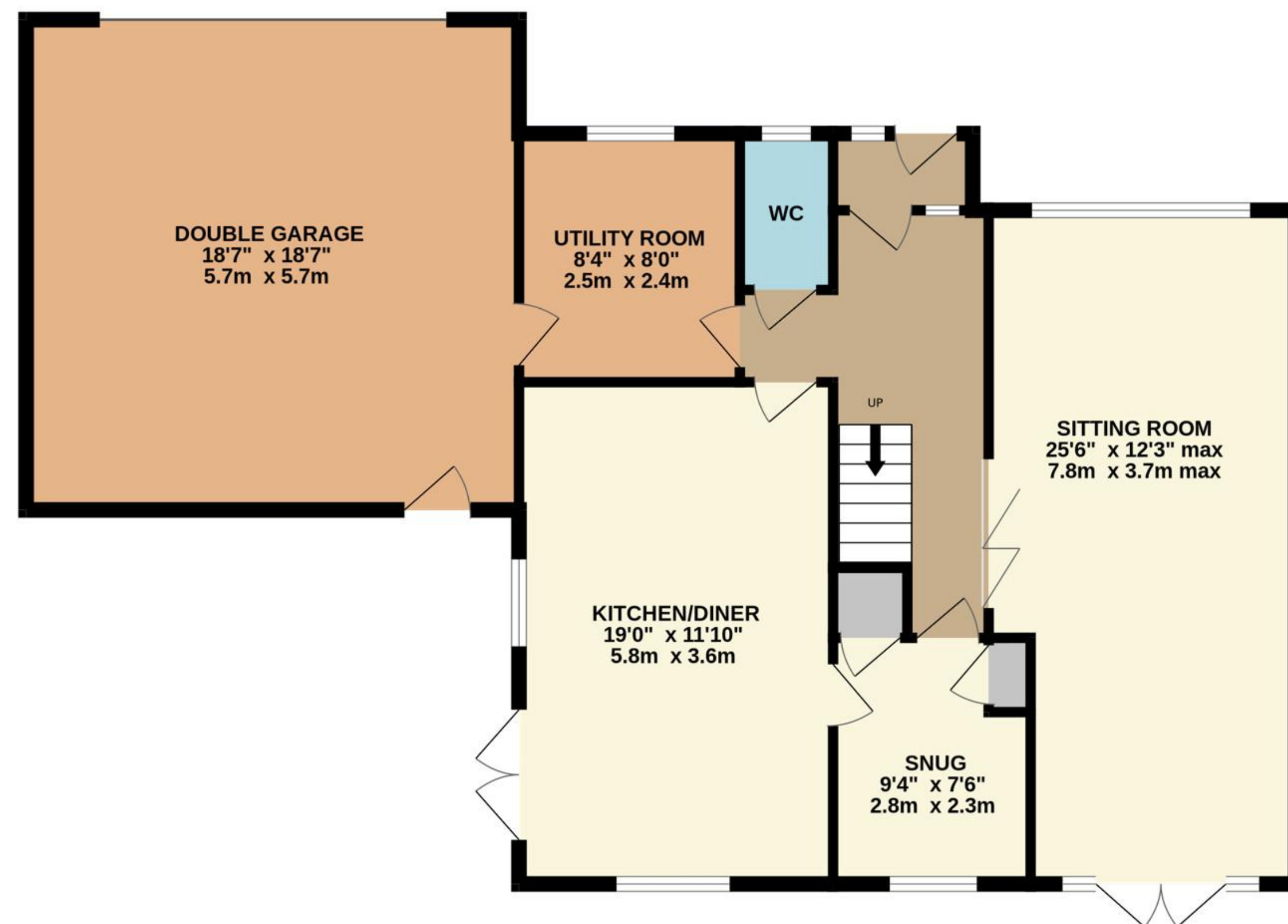
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## Smiths Property Experts

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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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