



Smiths
your property experts

Main Street

East Leake

- Super bay-fronted semi-detached home
- Generous and bright living accommodation
- Set in the highly regarded village of East Leake
- Spacious sitting room with a feature fireplace
- Lovely, fitted kitchen with direct garden access
- Three good-sized bedrooms and a bathroom
- Beautiful mature gardens and a timber summer house
- Convenient access to Loughborough and Nottingham

General Description

Smiths Property Experts offer to the market this super three-bedroom bay-fronted semi-detached home situated in the heart of East Leake. Within easy reach of a full host of amenities, including public houses, eateries, and well-regarded schooling options.

The property provides approximately 900 square feet of internal accommodation laid over two floors, complemented by beautiful mature rear gardens with a timber summer house.





The Property

Internally, the property is presented in excellent condition, with gas central heating via a modern Combi boiler and uPVC double glazing throughout.

The layout provides generous living space, and you can expect to find bright and clean accommodation, featuring three good-sized bedrooms and the family bathroom on the first floor. The principal bedroom also has excellent built-in storage.

Downstairs is the entrance hall with stairs rising to the first floor, and there are two main interlinked reception rooms and a fitted kitchen leading straight out onto the rear gardens. Of particular note is the sitting room, a spacious room with a feature fireplace, and a picture window to the rear looking out to the rear gardens. There is also a useful gardener's WC to the ground floor plan.

The Outside

The property is set back from the street behind railings with low-maintenance front gardens. To the rear are beautiful and private lawned gardens with mature and fully stocked herbaceous borders. To the bottom of the garden is a pretty timber-built garden room.





The Location

The village has a true community feel and spirit with a full array of amenities, including a dental practice, a doctor's surgery, a chemist, and a library. There is also a bakery, several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is convenient via car or regular bus service. East Midlands Airport is just 6 miles away.

Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: B.

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 : 887 sq.ft. (82.4 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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