



Smiths
your property experts

Horseshoe Close

Willoughby On The Wolds

- Immaculately presented family home
- Spacious accommodation set over three floors
- One of just six individual homes constructed in 2010
- Light-filled sitting room with Inglenook-style fireplace
- Generous kitchen/dining room and a useful utility room
- Four good-sized bedrooms and three bathrooms
- Block paved driveway, a carport and a garage
- Private rear gardens with views across green space

General Description

Smiths Property Experts are delighted to offer for sale this immaculately presented home, offering deceptively spacious accommodation arranged over three floors, making this an ideal family home. The property is one of just six individual homes constructed in 2010 by Hayward Exclusive Homes and is in the heart of the highly regarded and peaceful village of Willoughby on the Wolds.

The property is built to a high specification and boasts a floor area of approximately 1,872 square feet (excluding the garage). To the rear are totally private gardens with views across green space and equine paddocks beyond.





The Property

The property affords a wealth of living space laid over three floors and is finished to a high specification, including wet pipe underfloor heating, hardwood sealed unit double glazing and crafted joinery.

The entrance hallway leads to a ground floor WC and stairs to the first floor. The sitting room is well-designed, with an inglenook-style brick fireplace incorporating a cast iron stove and French doors to the garden. The spacious kitchen/diner has tiled flooring and is fitted in a shaker-style with a range cooker, integrated appliances and granite work surfaces with a twin Belfast sink. To complete the ground floor, there is a spacious utility room with plumbing for a washing machine and tumble dryer.

The first-floor galleried landing is a naturally bright space, with stairs rising to the second floor, and doors to all rooms. The main bedroom is fabulous, with a range of built-in wardrobes, a sizeable ensuite, and there are two further well-proportioned bedrooms, along with the family bathroom.

To the second floor, there is a further double bedroom with built-in wardrobes, and a third shower room with a modern three-piece suite.



The Outside

Externally, the property is set in a private and peaceful location with off-road parking to the front, with a block paved driveway leading to the carport and a garage. To the rear are lawned gardens with a seating terrace to the immediate rear of the main house. There is side gated access, fencing to boundaries and a timber summer house. The gardens boast a south-facing aspect and have a lovely view overlooking tree-lined green space and paddocks beyond.



The Location

This quintessentially English village is surrounded by beautiful countryside and is well connected with excellent road links to West Bridgford, Nottingham, Leicester, Melton Mowbray, and Grantham. The village has an excellent primary school and good quality secondary schooling options nearby. East Midlands Airport is also easily accessible and within a 20-minute drive. There are great local options for livery should a purchaser wish to keep horses nearby. The village has a rare and real sense of community.

Property Information

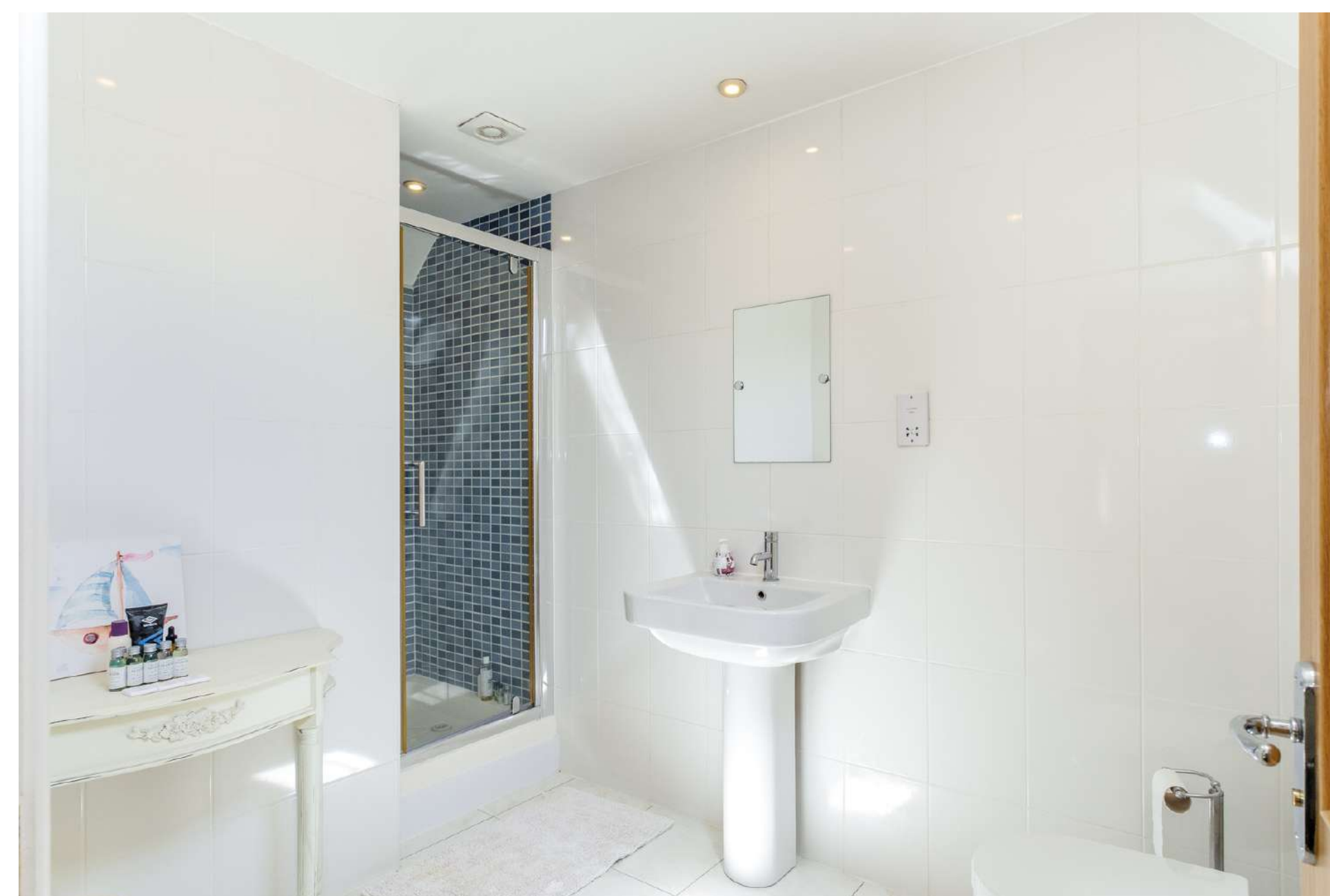
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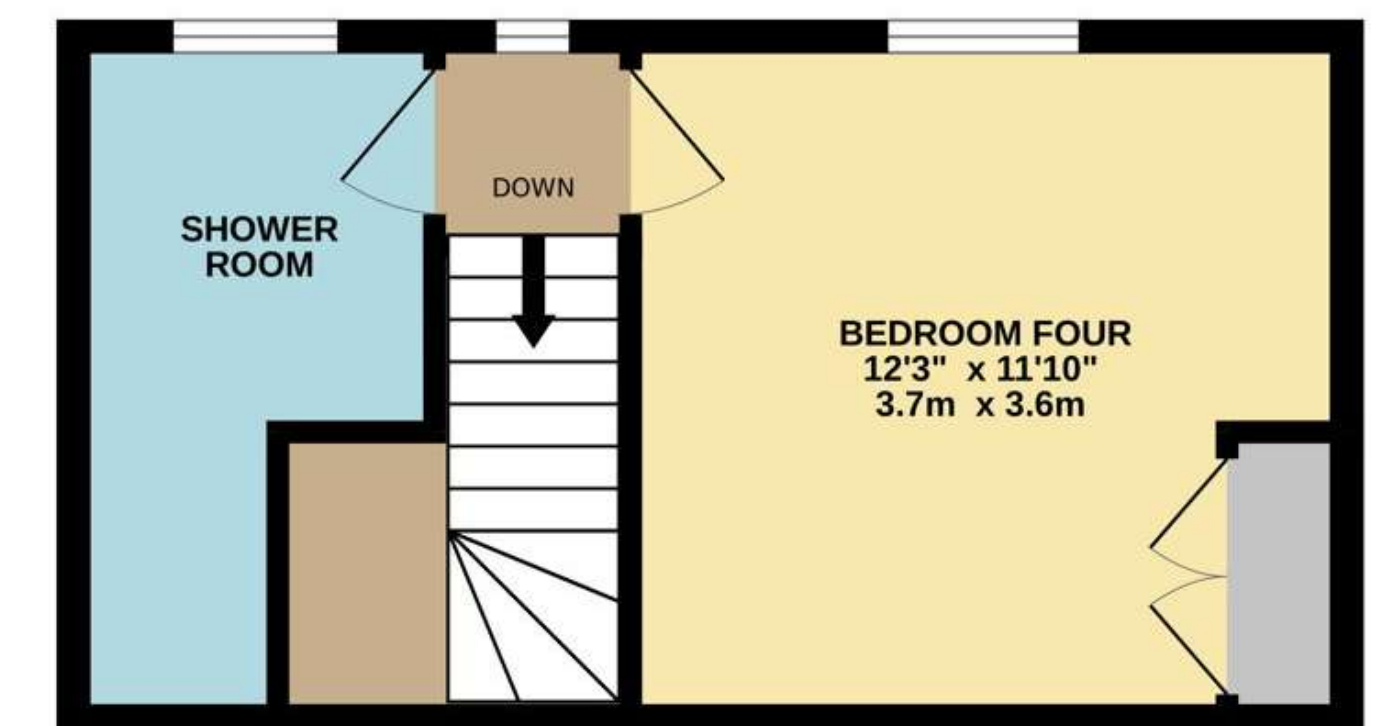
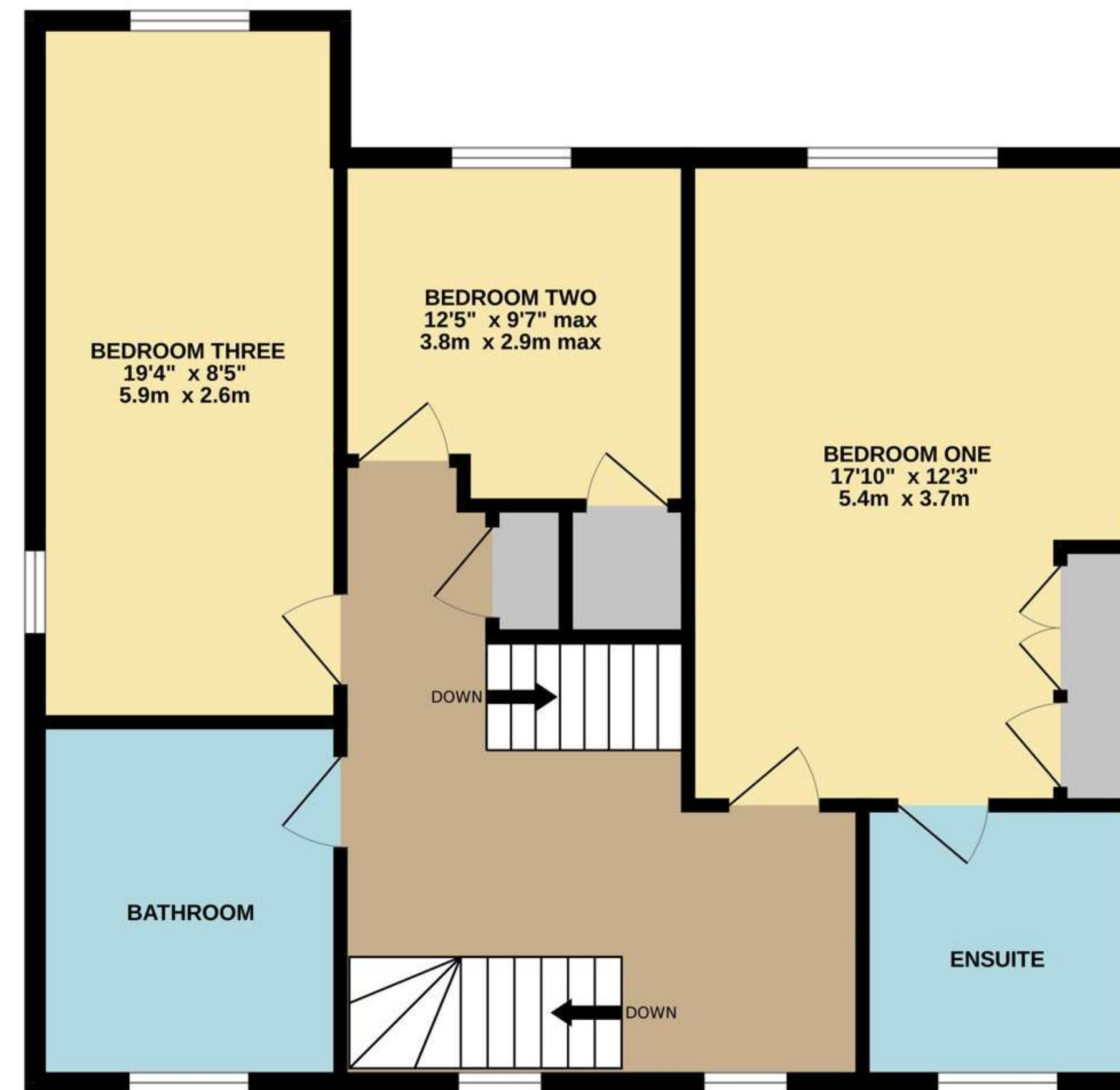
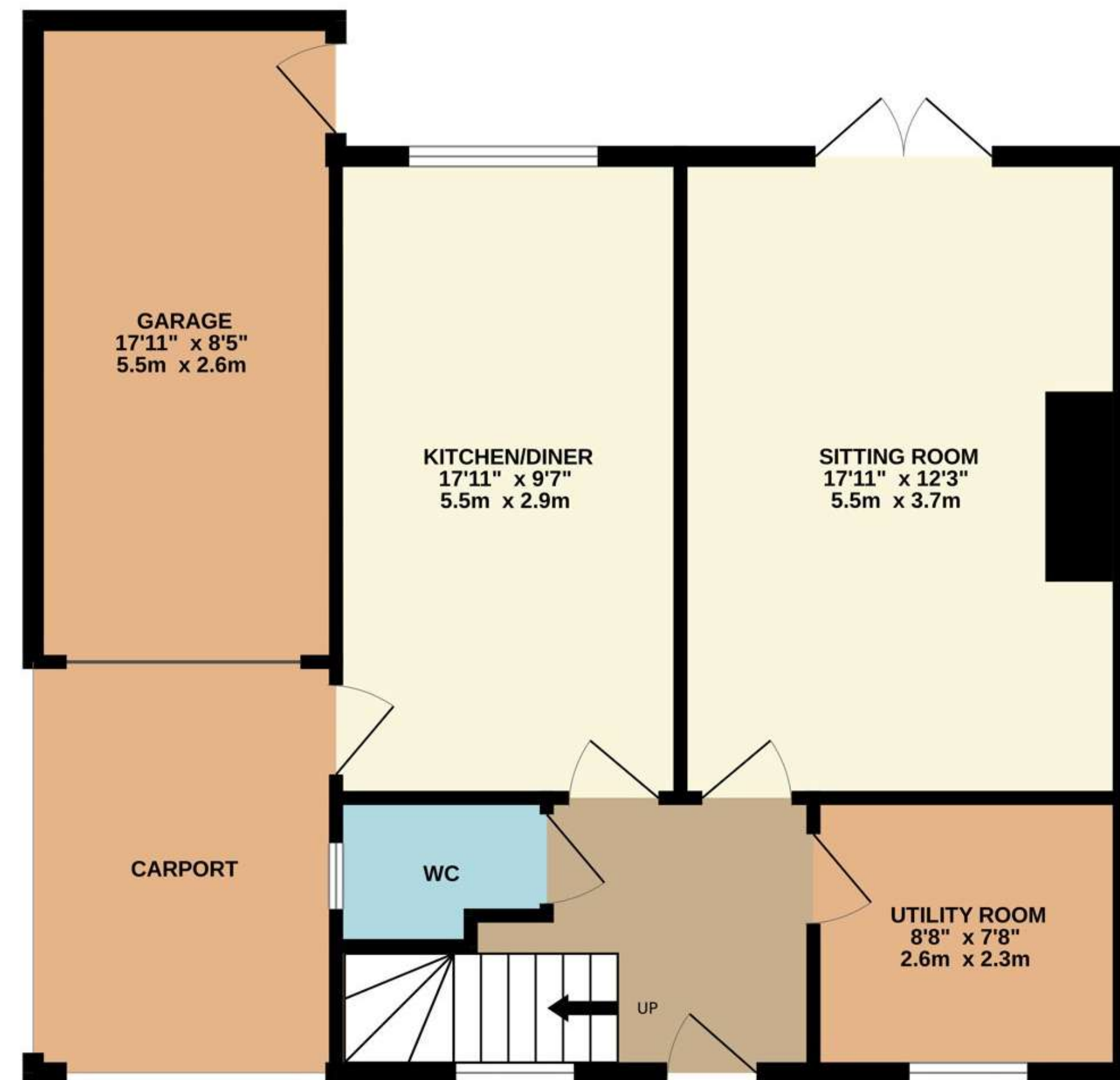
Tenure: Freehold. Council Tax Band: E.

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 : 1872 sq.ft. (174.0 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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