Smiths

your property experts

High Trees

Station Road, East Leake

- No upward chain
- Exceptional detached modern family home
- Flexible layout with three/four bedrooms with two bathrooms
- Open-plan ‘living’ kitchen with a separate utility room
- Sitting room, a snug/fourth bedroom, as well as a study
- Sun-filled south-facing private rear gardens
- Generous gated driveway and a detached garage/workshop
- Further potential to extend the accommodation (STP)



General Description

Smiths Property Experts have been instructed to market, with no upward chain, this exceptional detached modern family home located in a prominent position on the desirable Station Road in the heart of East Leake. Standing on grounds of just over one-fifth of an acre, the property boasts a south-facing private garden and an impressive, detached workshop/garage to the rear.

This wonderful family home has been finished to a high standard throughout and has further potential to extend to both the ground and first floor should any eventual purchaser wish. This property presents a truly unique and exceptional opportunity to acquire an individual home in a well-regarded village with a range of amenities and easy access to Nottingham and Loughborough.









The Property

The property has a floor area of approximately 1,729 square feet, plus the detached garage (2,288 square feet in total). The specification includes a wonderful front-to-back living kitchen featuring a glazed roof lantern and a high-quality fitted kitchen. In brief, expect to find lovely accommodation all affording a high degree of privacy laid over two floors.

Upstairs are three double bedrooms and a family bathroom centred around the landing. The principal bedroom suite has en-suite facilities, and there is plentiful built-in storage throughout. Downstairs is a study, a wonderful formal sitting room leading out onto the rear gardens, a snug that has previously been used as the fourth bedroom, a utility room and a WC. The front-to-back living kitchen is impressive and a true hub of the home.

Agents Note

We understand from the seller that, at the time of the kitchen extension, provision was made for a two-storey extension in the future. This is an option should the eventual purchaser require further first-floor accommodation.

The Outside

Set behind a large, gated driveway, the property is elevated and set back from the road. The grounds and setting are particularly special, with wrap-around gardens to the front and left-hand side. There is a sun-filled south-facing terrace to the rear, along with central lawns. The driveway has off-road parking for multiple vehicles and leads down the right-hand side of the property to a detached garage/workshop measuring approximately 559 square feet. The building would suit several uses, including a car collector's use or conversion to annexed accommodation, depending on a purchaser's requirements.







The Location

This property is located on the highly sought-after Station Road, conveniently situated within walking distance of the centre of the village.

The village has a strong sense of community, with excellent local schools and a bustling centre. There are numerous amenities available, including a doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. Additionally, there are several coffee shops, pubs, a wine bar, and various eateries.

There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is approximately 6 miles away.

Property Information

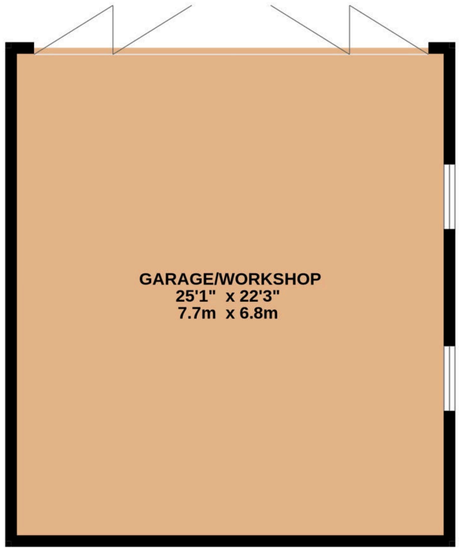
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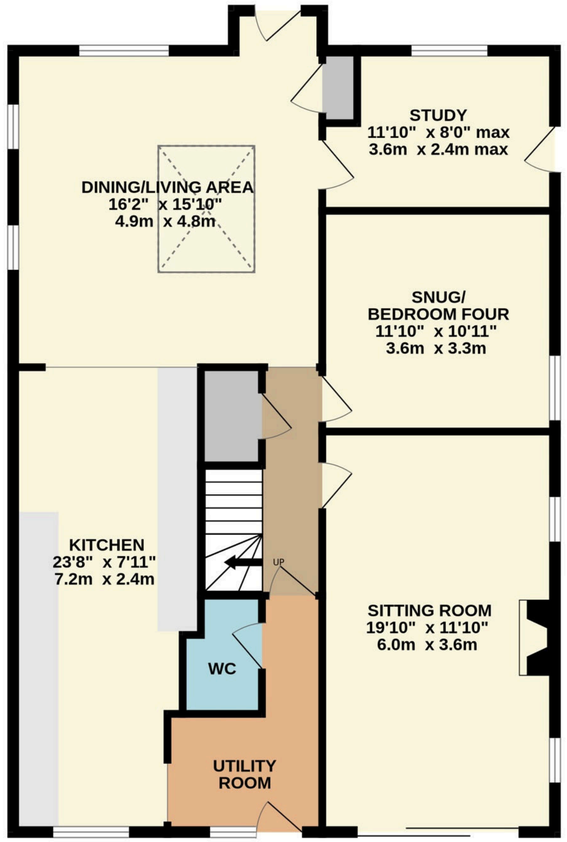
Council Tax Band: D.

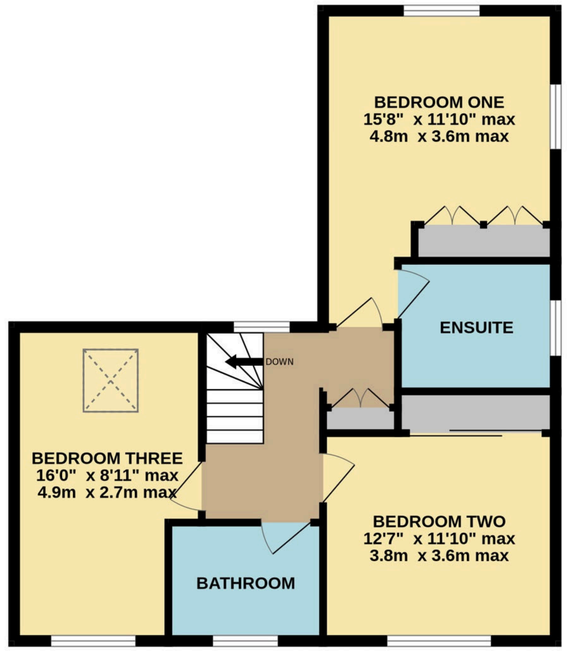
Local Authority: Rushcliffe Borough Council.

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.







TOTAL FLOOR AREA : 2288 sq.ft. (212.5 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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