



Smiths  
your property experts

# Salisbury Avenue

East Leake

- Light-filled detached family home in a superb location
- Situated a stone's throw from shops and amenities
- Heavily upgraded and improved by the current owners
- Fitted kitchen and a spacious L-shaped living/dining room
- Four good-sized bedrooms and a family bathroom
- Recently landscaped west-facing rear gardens
- Private driveway and an attached oversized garage/workshop
- Floor area of approx. 1,234 square feet (inc. garaging)

## General Description

Smiths Property Experts offer to the market this delightful four-bedroom detached family home in East Leake. Having been heavily upgraded and improved by the current owners, the property is situated in an excellent location, just a stone's throw from the heart of the village and all its amenities. The house is presented in very good order throughout with spacious, light-filled living accommodation, landscaped west-facing rear gardens, a large garage, and a private driveway.





## The Property

The floor area measures approximately 1,234 square feet, including the attached garage, with living accommodation laid across two floors. The property benefits from gas central heating, with an upgraded system that includes a new boiler and replacement radiators (installed in 2025). Most windows have been replaced with uPVC double-glazing, and a new front door has been installed.

The entrance hall is a spacious and light room with a refitted downstairs WC, an understairs cupboard, and stairs rising to the first-floor landing. There is a shaker-style kitchen at the front of the property, and a beautiful L-shaped living/dining room at the rear with direct access to the rear gardens via glazed patio doors. Laid around the central landing with a window to the side are four good-sized bedrooms, all capable of accepting double beds. There is also a family bathroom and an airing cupboard.

## The Outside

The property is situated on Salisbury Avenue, a peaceful residential location just a two-minute walk from the village centre and its amenities. With a newly rendered front façade, the property is set back from the road, behind low-maintenance front gardens relandscaped by the current owners. There is a private driveway on the left leading to an oversized attached garage/workshop.

To the rear, the property benefits from private and mature west-facing gardens that enjoy the afternoon sun. The garden has been greatly improved by the current owners, who have relandscaped to provide a generous seating terrace to the immediate rear of the main house, central lawns, and mixed planted/gravel laid borders and beds. The garage can also be accessed from the rear via a personnel door.





## The Location

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, library, three primary schools and a comprehensive academy. 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.

## Property Information

EPC Rating: D.

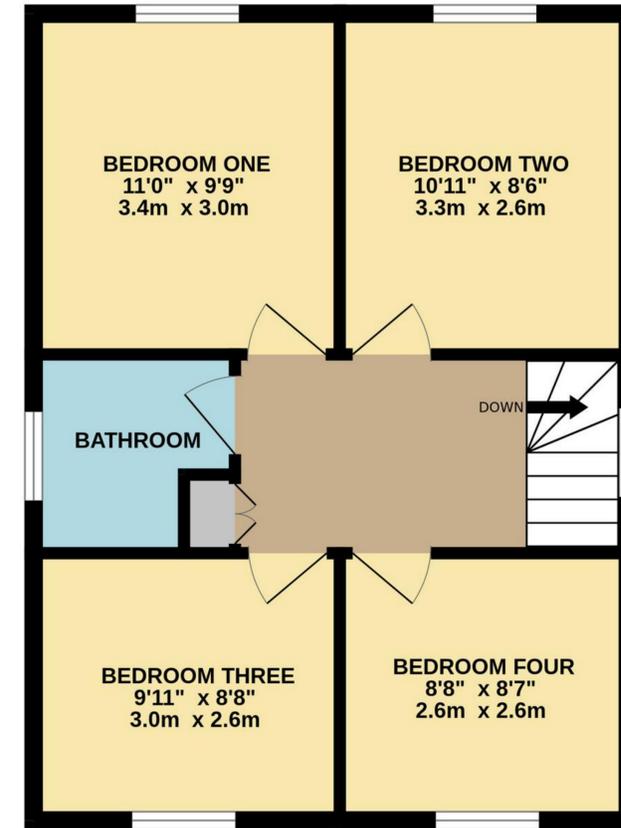
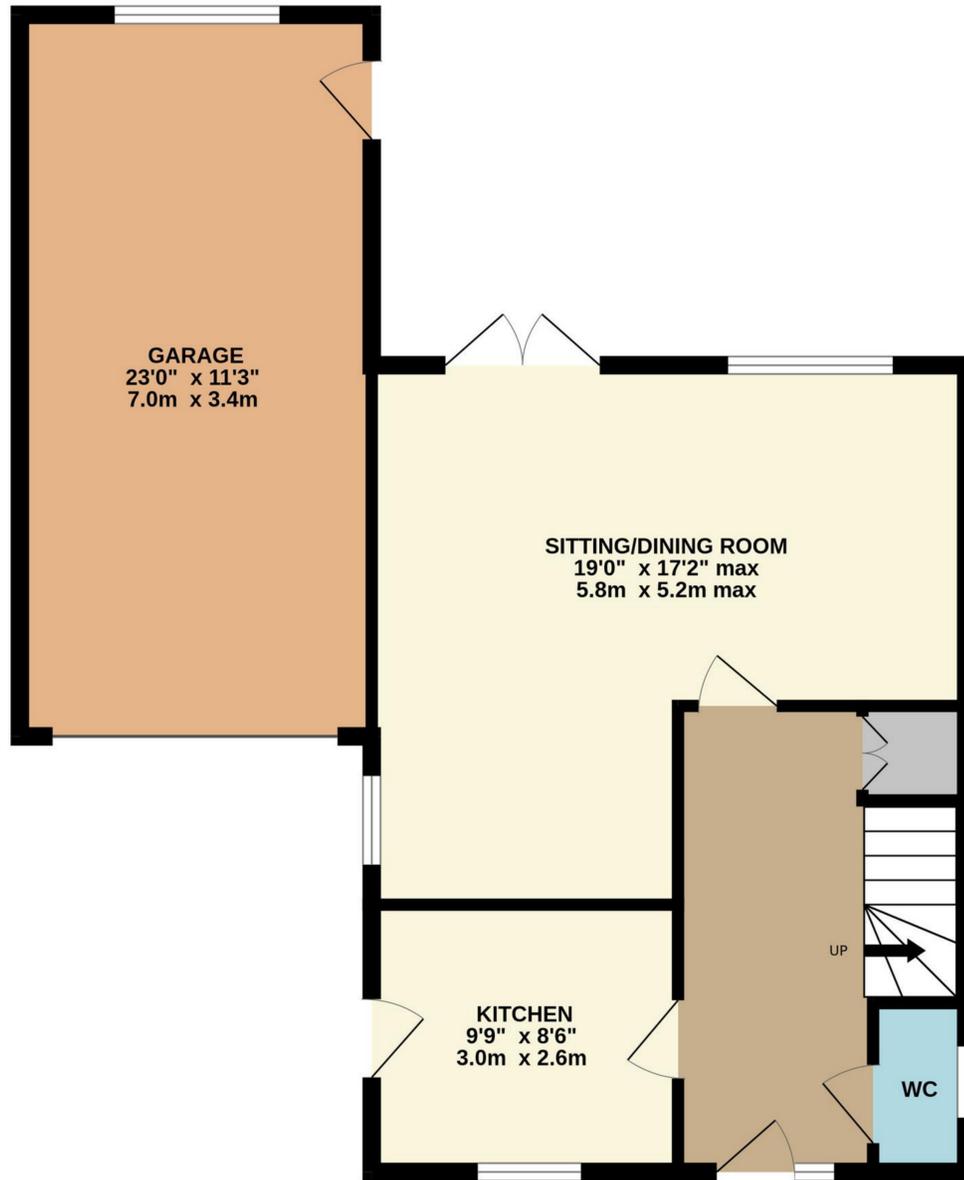
Council Tax Band: D.

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 : 1234 sq.ft. (114.6 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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