



Smiths
your property experts

Leivers Close

East Leake

- Thoughtfully upgraded detached family home
- Set in a peaceful cul-de-sac location
- Recently refitted modern kitchen/diner
- Lovely sitting room and a light-filled conservatory
- Four good-sized bedrooms and two bathrooms
- Double-width driveway and an integral garage
- Private rear gardens and a substantial shed
- Situated within walking distance of the village centre

General Description

Smiths Property Experts offer to the market this beautifully presented and upgraded four-bedroom detached family home. Set on the sought-after Leivers Close in the highly regarded village of East Leake.

The property sits in a peaceful cul-de-sac, within walking distance of the village centre and its amenities. The property affords three main reception spaces, four bedrooms, and two bathrooms. Complete with a private driveway, an integrated garage, and generous private rear gardens.





The Property

The property is presented in excellent condition throughout, having undergone a schedule of modernisation under the current owner's tenure. Affording gas central heating and uPVC double glazing. With a gross floor area of approximately 1,365 square feet, including the integral garage.

The accommodation is laid across two floors and comprises, in brief, an enclosed porch, an entrance hall, an upgraded downstairs WC, a formal sitting room with wood-burning stove, a conservatory with views across the rear gardens, and an immaculate modern kitchen/diner that has been recently refitted to an excellent and high-quality standard.

Upstairs are four good-sized bedrooms and an upgraded family bathroom. The main bedroom has plentiful fitted wardrobes and a beautifully upgraded en-suite shower room.

The Outside

Outside, the property is set back from the road behind lawned gardens and a double-width driveway. There is also an integral garage with an electric roller door, power and lighting. Access to the side leads to the rear gardens.

The rear gardens are large and private for a property of this type, fully landscaped with central lawns. A deck-laid path leads to a seating area and a substantial shed at the bottom of the plot. The green outlook is particularly nice in our opinion.





The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, homeware shop, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service.

Property Information

EPC Rating: C.

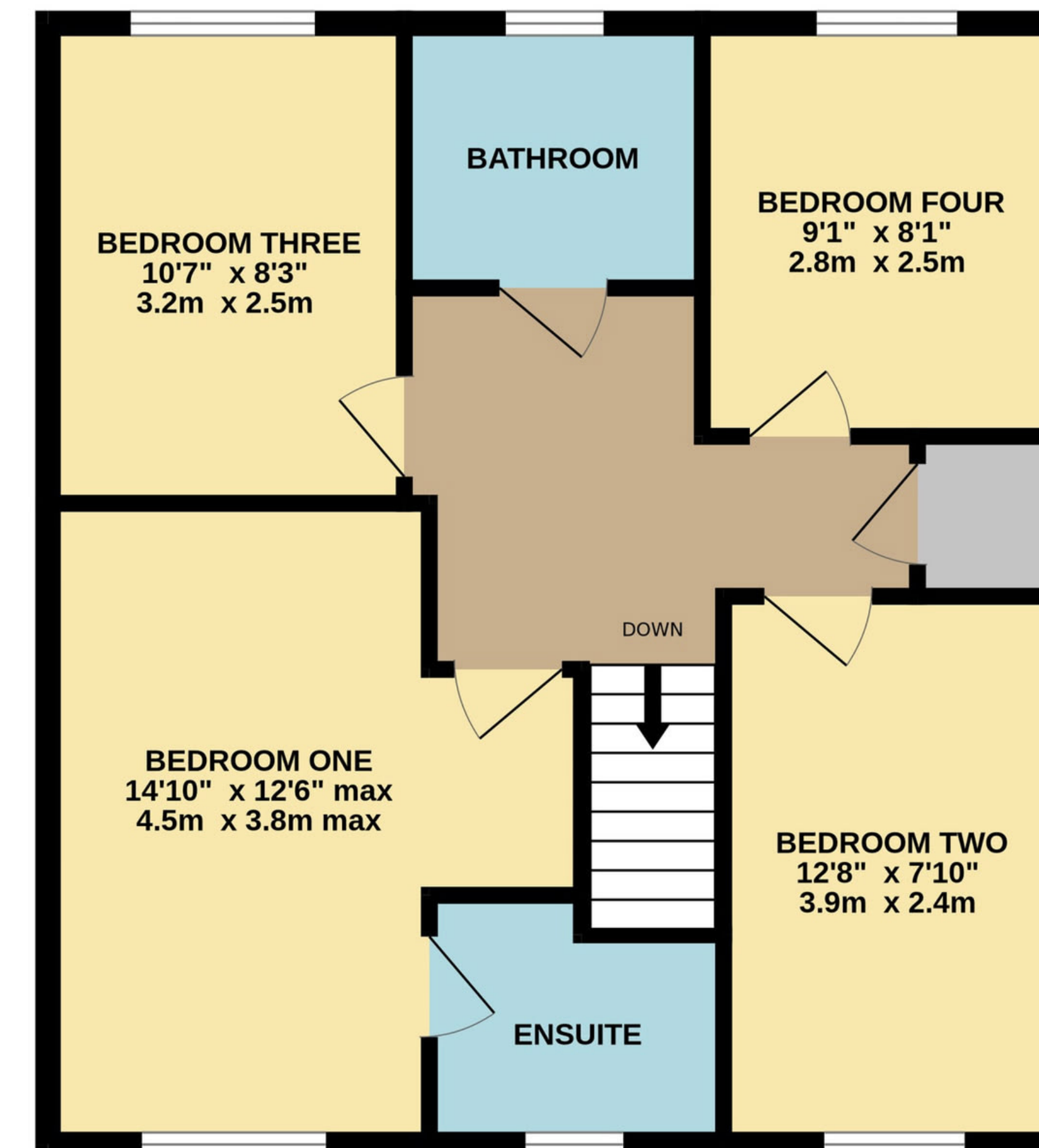
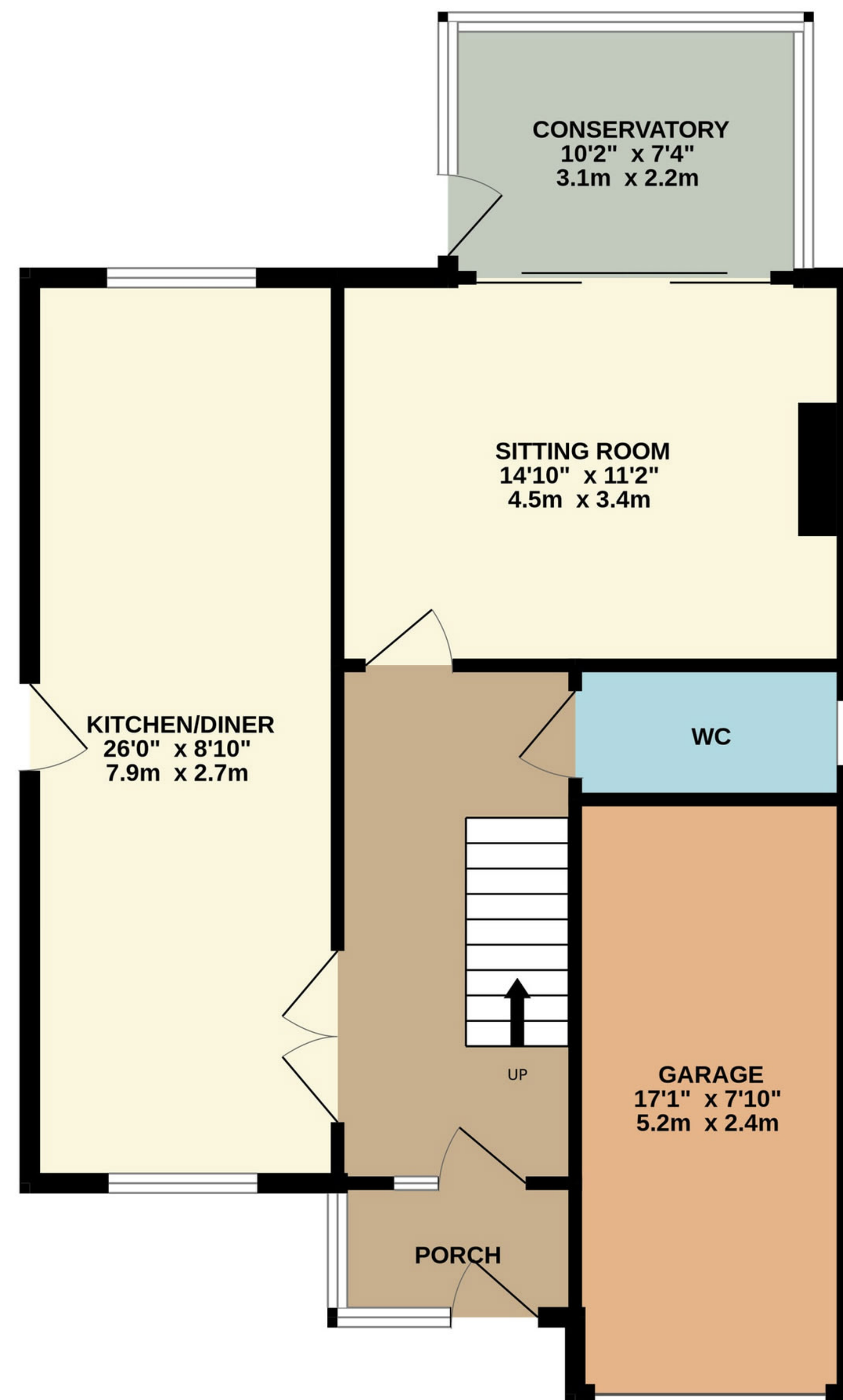
Tenure: Freehold. Council Tax Band: E.

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 : 1365 sq.ft. (126.8 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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