



Smiths  
your property experts

# Twentylands Drive

East Leake

- Substantially upgraded detached bungalow
- Situated on the highly sought-after Twentylands Drive
- Set in grounds extending to approximately 1/5<sup>th</sup> of an acre
- Beautiful, refitted kitchen/diner with direct garden access
- Light-filled sitting room and a lovely wood-burning stove
- Three good-sized bedrooms and a newly replaced bathroom
- Generous private driveway and an attached garage
- Spacious south-facing rear gardens and a useful EV charger



## General Description

Smiths Property Experts offer to the market this rare opportunity to acquire a three-bedroom detached bungalow on the highly sought-after Twentylands Drive in the Ruschliffe village of East Leake.

Sitting in grounds extending to approximately 1/5<sup>th</sup> of an acre, the property benefits from south-facing gardens to the rear, a generous private driveway, and a detached garage.

The property has been substantially upgraded by the current owners in recent years, including new flooring, a new bathroom suite, a refitted kitchen, a full rewire, and new central heating.







## The Property

The property is presented in excellent general condition, having been subject to an exhaustive internal schedule of works in recent years. The accommodation is light-filled and generous, extending to approximately 1,172 square feet over the ground floor and including the attached garage.

Boasting upgraded central heating and uPVC double glazing throughout, expect to find living space in brief comprising an enclosed porch, a large central entrance hall, three good-sized bedrooms all capable of accepting double beds, and a beautifully refitted contemporary bathroom.

The main living space is zoned and open-plan, with a sitting room, dining area and a stunning refitted high-quality kitchen all opening onto a south-facing rear terrace. There is also a useful attached garage and a utility/garden store.

## The Outside

Set back from this highly sought-after cul-de-sac, the property has a generous private driveway with off-road parking for a number of vehicles. There is a useful EV charger installed, and mature lawned gardens.

To the rear, the plot is exceptional. The borders are deep and mature with mixed planting including evergreen hedging, offering an exceptionally private and south-facing aspect with established lawns. There is also an aged apple tree. Across the back of the main house is a hard landscaped seating terrace.







## 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, and library. 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. East Midlands Airport is just 6 miles away.

## Property Information

Awaiting EPC.

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 : 1172 sq.ft. (108.9 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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