



Smiths
your property experts

Cromwell Drive

East Leake

- No upward chain
- Lovely extended detached family home
- Set in a peaceful residential location
- Fully fitted kitchen with direct outside access
- Spacious open-plan living/dining room
- Four good-sized bedrooms and a shower room
- Private driveway and an attached garage
- Generous and secure rear gardens

General Description

Smiths Property Experts offer to the market, with no upward chain, this rarely available extended four-bedroom detached home set on an excellent plot in the heart of East Leake.

The property has been owned by the current sellers for circa 60 years and extended to the rear over that time. Situated in an excellent location, just a stone's throw from the heart of the village and all its amenities, the house has generous and landscaped rear gardens, an attached garage, and an excellent private driveway to the front.





The Property

The floor area measures approximately 1,340 square feet, including the useful attached garage, with living accommodation affording UPVC double glazing and gas central heating throughout. Laid across two floors, expect to find in brief an enclosed porch, spacious entrance hall with WC and under-stairs storage, a fully fitted kitchen to the front, and to the rear a large open-plan living/dining room with direct garden access via glazed doors. There is also a further reception room added some time ago by the current sellers, currently in use as a sitting room. The space is flexible and would make an excellent playroom or similar. Upstairs are four good-sized bedrooms and a family shower room, all centred around a light-filled landing with an airing cupboard.

The Outside

The property is situated on the well-regarded Cromwell Drive, a peaceful residential location just a two-minute walk from the village centre and its amenities. There is a private tarmac-laid driveway to the front offering parking for a number of vehicles, and leading to an attached oversized garage with an up-and-over door.



To the rear are larger-than-expected rear gardens offering a private and secure space that is landscaped to central lawns with mature borders and a patio terrace to the rear of the main house.



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: C.

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 : 1340 sq.ft. (124.5 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



