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your property experts

Redgate Place

East Leake

- Contemporary semi-detached village home
- Situated in a small cul-de-sac development of individual houses
- Three bedrooms (two double rooms) and two bathrooms
- Spacious sitting room and a dual-aspect kitchen/diner
- Recently landscaped rear gardens with a decked seating area
- Driveway providing off-road parking for two vehicles
- Built by Peter James Homes in 2016
- Sought-after village location with excellent local amenities

General Description

Smiths Property Experts are delighted to introduce to the market this contemporary three-bedroom semi-detached village home. The property is situated on Redgate Place, a small cul-de-sac development of individual properties constructed by Peter James Homes in the sought-after village of East Leake.

Built in 2016, the property has been lovingly maintained by the current owners. Benefitting from off-road parking for two vehicles, three bedrooms, and two bathrooms, including a main bedroom with an en-suite shower room. The rear gardens have been recently landscaped and will be laid to new turf.





The Property

The floor area measures approximately 890 square feet, with beautifully presented, well-designed, and spacious accommodation laid out over two floors.

The accommodation comprises an entrance hall with stairs leading to the first floor and doors providing access to the kitchen/diner, a spacious sitting room with French doors leading out onto the rear garden, a downstairs WC, and a useful understairs storage cupboard. The kitchen/diner benefits from a dual-aspect with integrated appliances including a fridge/freezer, oven, electric hob, and dishwasher.

Upstairs, from the landing, are three bedrooms, including two double bedrooms, and a family bathroom, featuring a shower over a bath. The main bedroom also benefits from an en-suite shower room.

The Outside

The property has an attractive contemporary frontage with low-maintenance front gardens and a driveway providing off-road parking for two vehicles.

The garden to the rear has been recently re-landscaped by the current owners and will be laid to new turf prior to completion. There is a patio seating area to the immediate rear of the property, as well as a new decked seating area in the top right corner. There is also a useful side gate leading to the driveway.





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

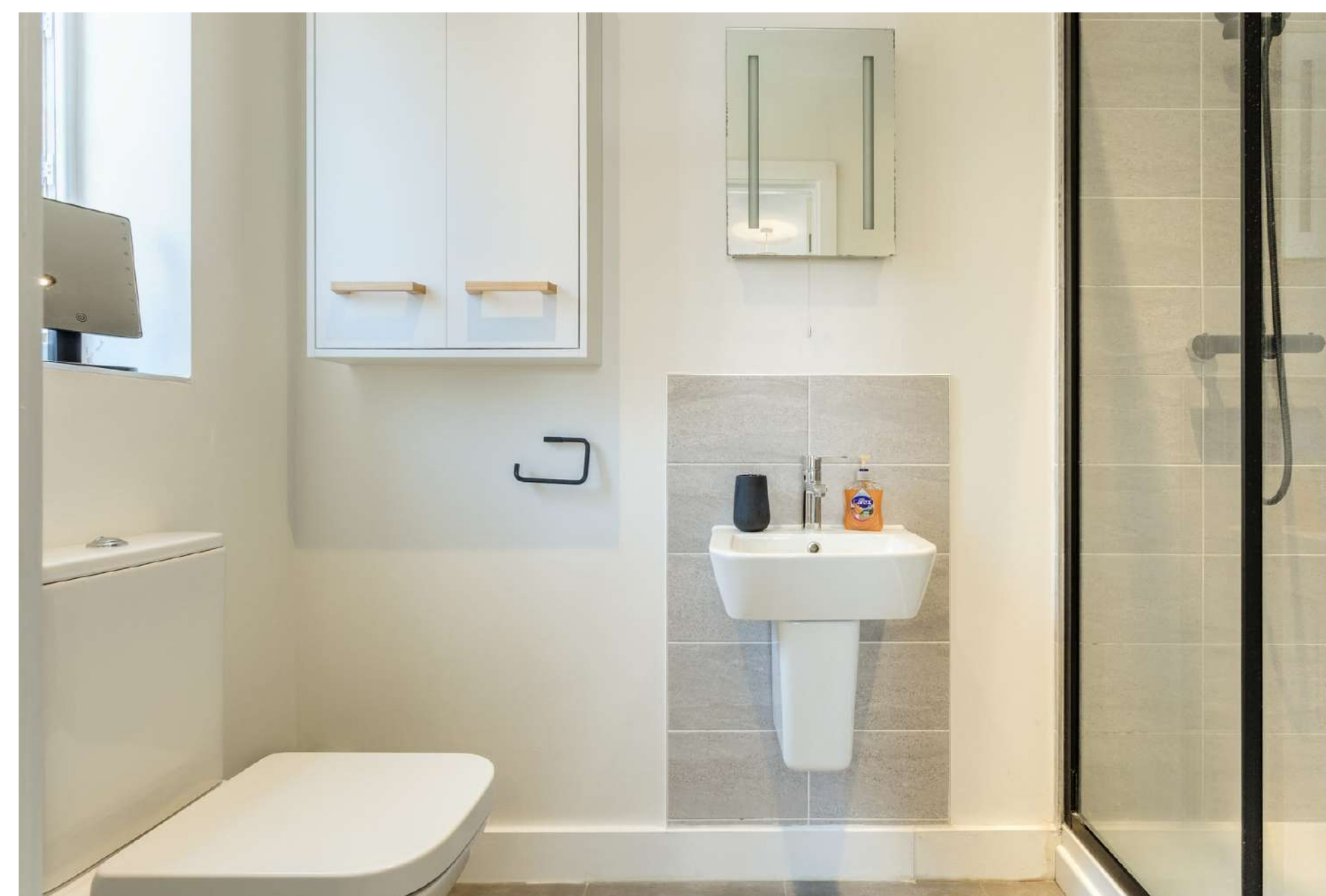
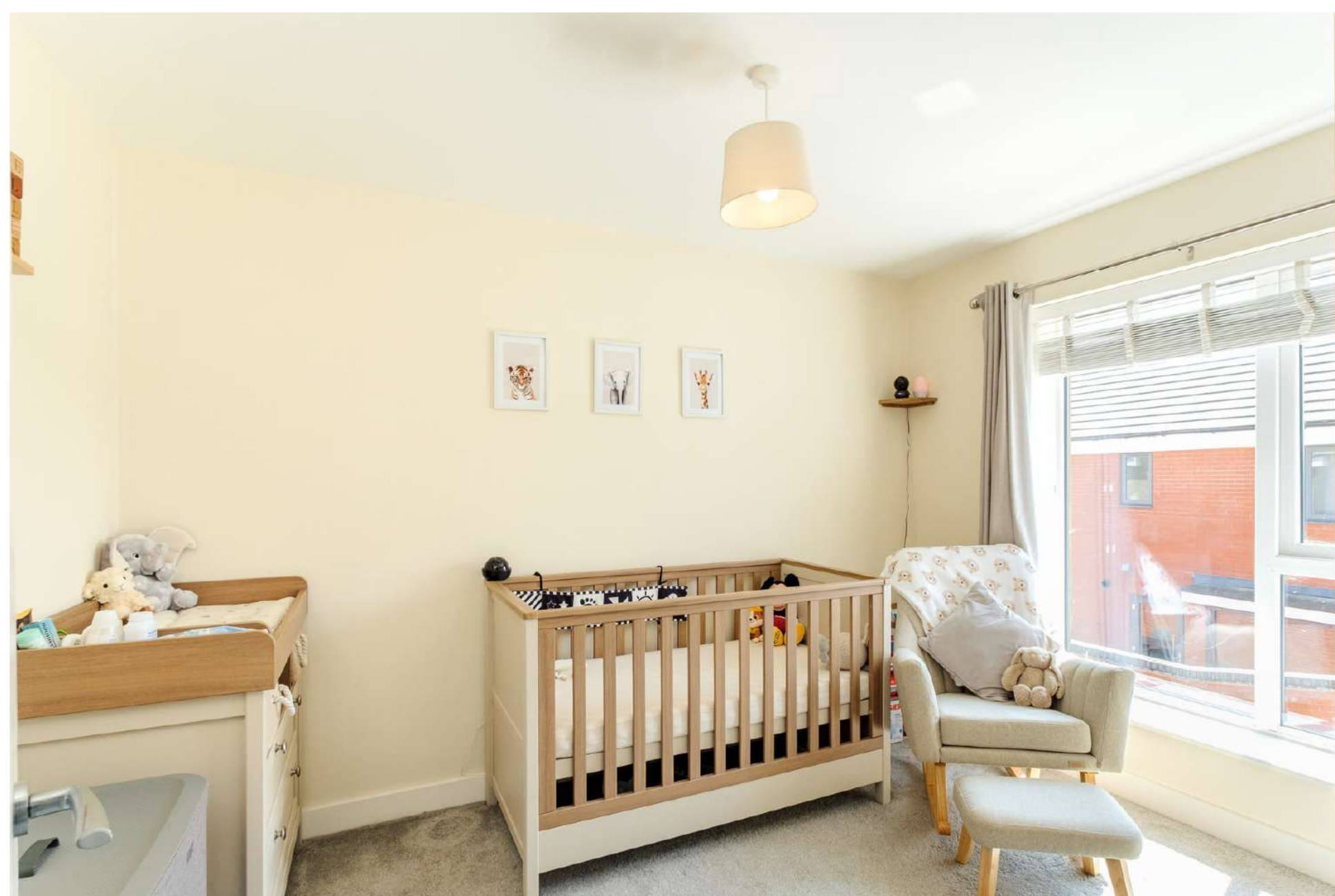
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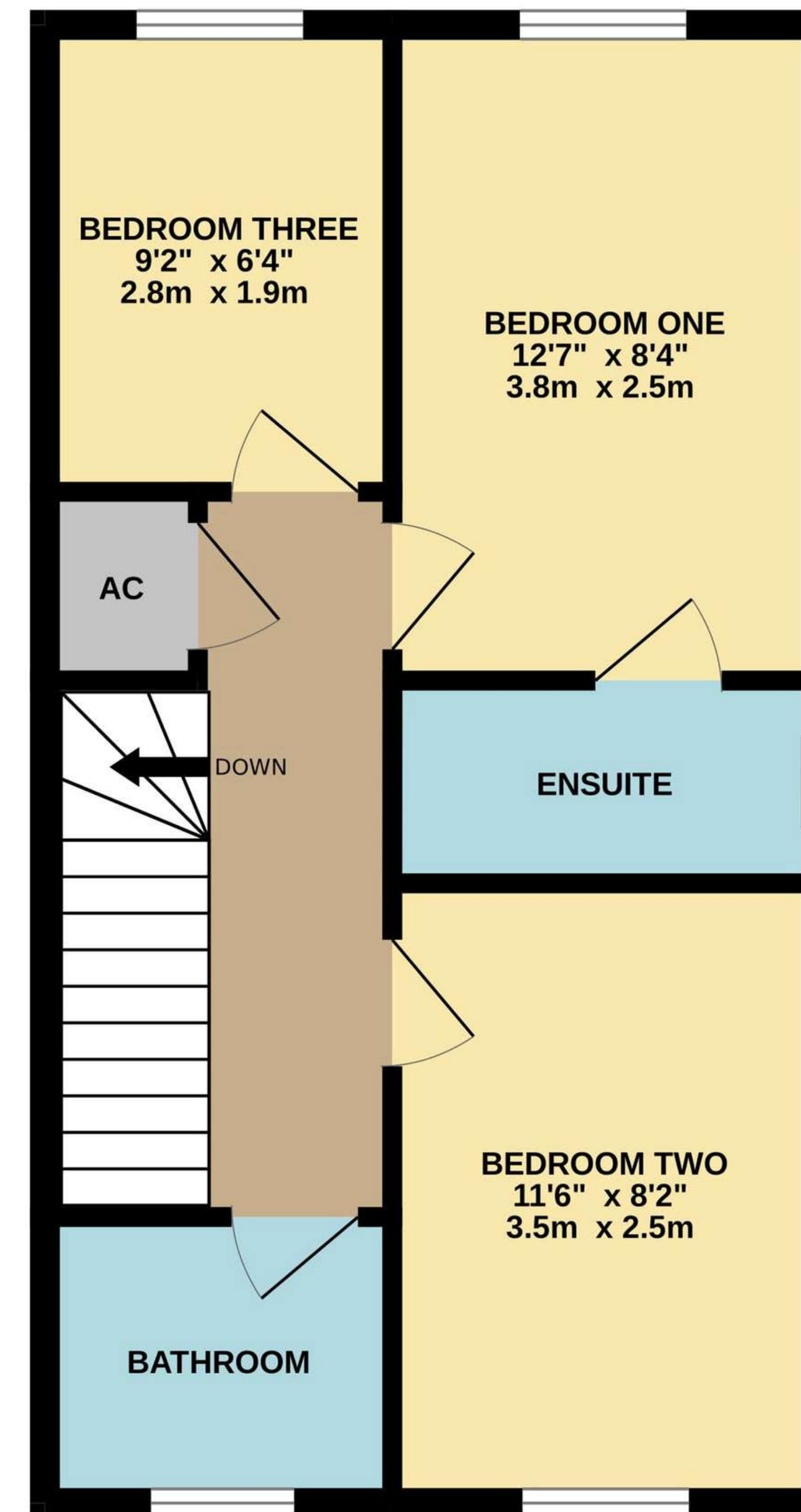
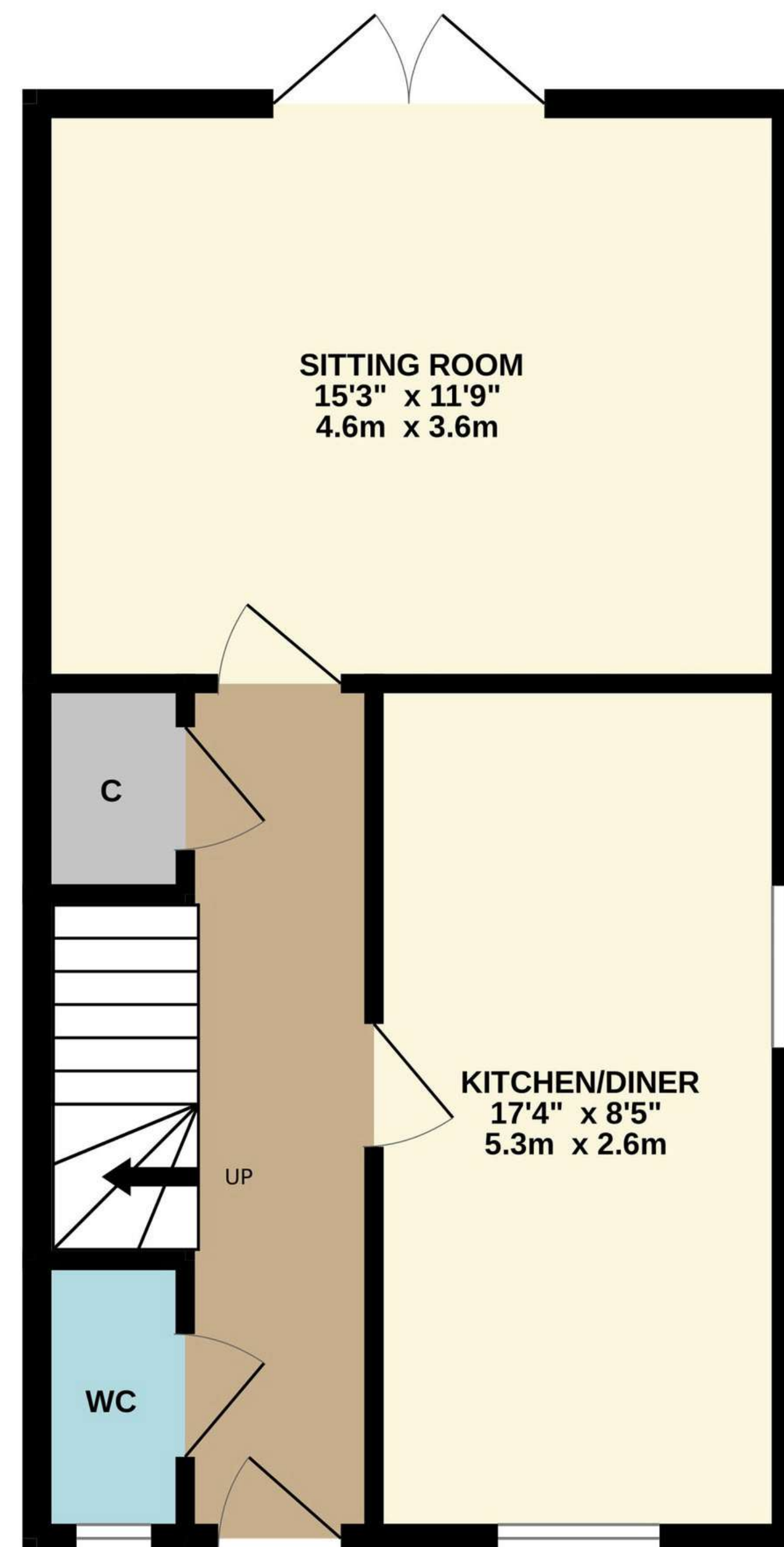
Tenure: Freehold. Council Tax Band: B.

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 : 888 sq.ft. (82.5 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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