



Smiths
your property experts

Rempstone Road

East Leake

- Exceptional semi-detached dormer bungalow
- Manicured grounds measuring approximately 1/3 of an acre
- Beautiful aspects over the village and countryside beyond
- Three good-sized bedrooms and a refitted shower room
- Contemporary kitchen/diner and two reception rooms
- Gated front driveway and a detached tandem garage
- Rarely available plot with formal, hidden and working gardens
- Outbuildings including an 'Arctic Cabin' ideal for winter barbequing



General Description

Smiths Property Experts are favoured with instruction to market this exceptional home, a three-bedroom dormer bungalow on the edge of open countryside that has been beautifully upgraded by the current owners.

The property occupies manicured and impressive grounds extending to approximately 1/3 of an acre with formal, hidden, and working gardens. A private gated driveway to the front of the property provides access to a tandem garage. There are also several working outbuildings and an 'Arctic Cabin' ideal for winter barbecuing.







The Property

The main house has been beautifully extended and upgraded. The current owners have improved and replaced plasterwork, joinery, wiring, doors, and the bathroom suite and fitted a brand-new kitchen. The living accommodation extends to approximately 1,250 square feet and offers generous and immaculate living spaces that are flexible in their potential uses. In brief, expect to find three double bedrooms and ample associated storage, a contemporary shower room, a beautiful front-to-back sitting room with a garden room to the rear, and a lovely, refitted kitchen/diner complete with a hot water tap.

The Outside

Set back from the road behind landscaped front gardens and a gated private driveway; there is off-road parking for multiple vehicles. To the right-hand side of the main house is a detached tandem double garage with power and lighting.

To the rear, the property boasts special and rarely available grounds. Beautifully designed, fully stocked and manicured gardens are laid out in three areas. The gardens to the rear of the main house boast a large decked seating terrace. There are central lawns with mature borders and complete privacy thanks to established hedgerows. Through an arched walkway in the hedge, the grounds continue.



There is a large working area with vegetable and fruit patches and a 'secret garden', a beautiful place to spend time, complete with a further entertaining terrace underneath a vine-covered timber pagoda. An exceptional 'Arctic Cabin', ideal for winter barbecuing and entertaining, will be included in the sale. There is a collection of working outbuildings, including a tool shed, greenhouse, and a potting shed.





The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.

Property Information

EPC Rating: C.

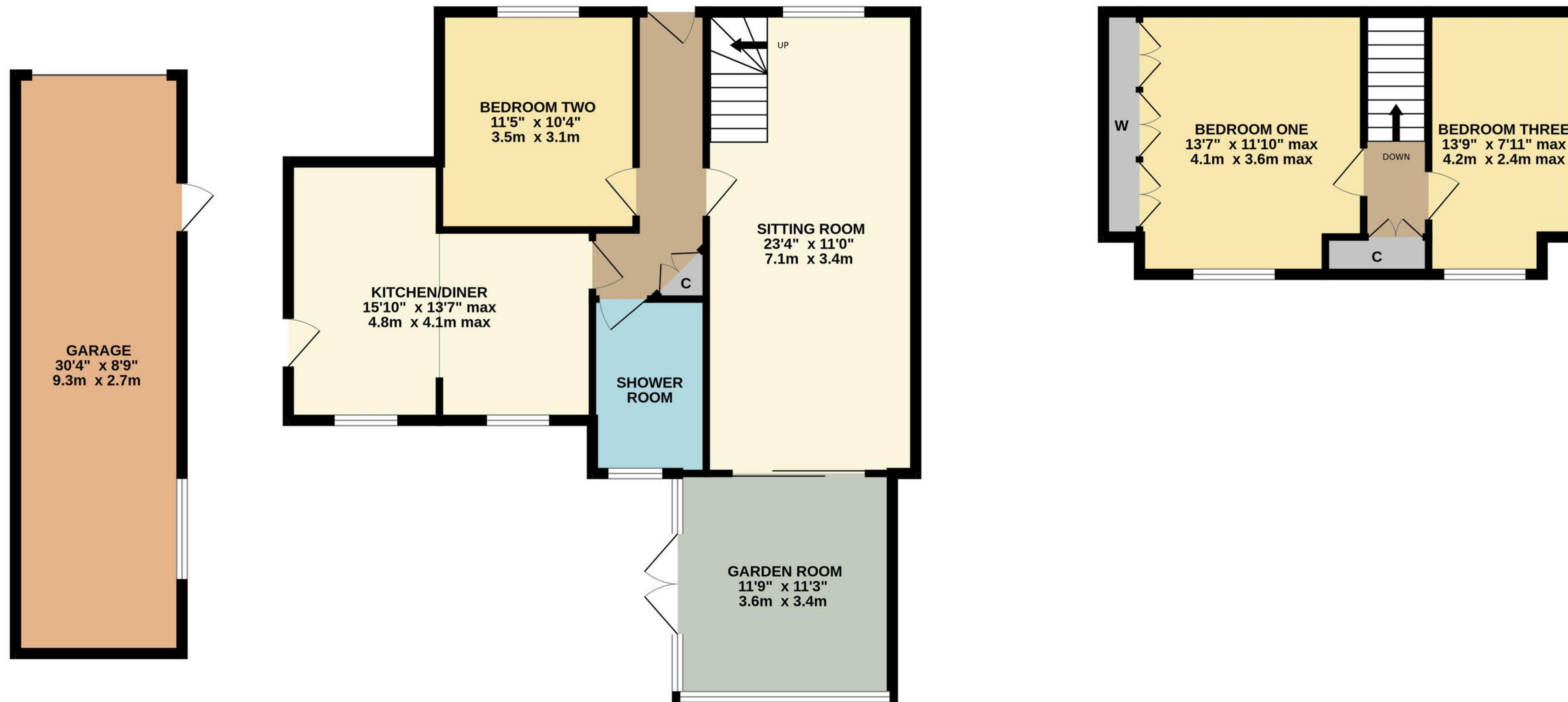
Tenure: Freehold. Council Tax Band: C.

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 : 1425 sq.ft. (132.4 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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