



Smiths  
your property experts

# Rempstone Road

East Leake

- Generous semi-detached family home
- Plot extending to approximately 1/6th of an acre
- Private driveway providing off-road parking for several vehicles
- Generous living space with excellent potential to modernise
- Fitted kitchen and three reception areas
- Four bedrooms and a family bathroom
- Spacious rear gardens with as established lawn
- Located on the edge-of-village in a semi-rural area

## General Description

Smiths Property Experts are instructed to market this generous semi-detached home in a plot extending to approximately 1/6th of an acre. The property has been in the same ownership for many years and has been extended to provide an unusually large downstairs footprint.

## The Location

The property enjoys a semi-rural position on the edge of this sought-after village. The village is a thriving community that offers excellent local schools and a bustling High Street. There are numerous amenities available, including a bakery, greengrocer, 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 a regular bus service. East Midlands Airport is just six miles away.





## The Property

The property offers generous living space with excellent potential to modernise and add value. Expect to find accommodation extending to an entrance hall, lounge/diner, fitted kitchen, dining room, and a fourth reception space currently used as a workshop that could easily be a playroom or home office. There is also a family bathroom, and four good-sized bedrooms (three large doubles), all served by an upstairs WC. The floor area measures approximately 1,300 square feet with gas central heating and uPVC double glazing throughout.

## The Outside

The property is set back from the road behind a fenced private driveway, block paved with low maintenance gravel laid front gardens. There is off-road parking for multiple vehicles. To the rear are spacious and private gardens. A block paved seating area to the immediate rear of the house leads in turn to an established central lawn with a path leading to the bottom of the garden and a beautiful blossom tree. To the bottom of the garden is a large working area where the current owner currently has aviaries. The garden is large and a particular feature of this mature family home.





## Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

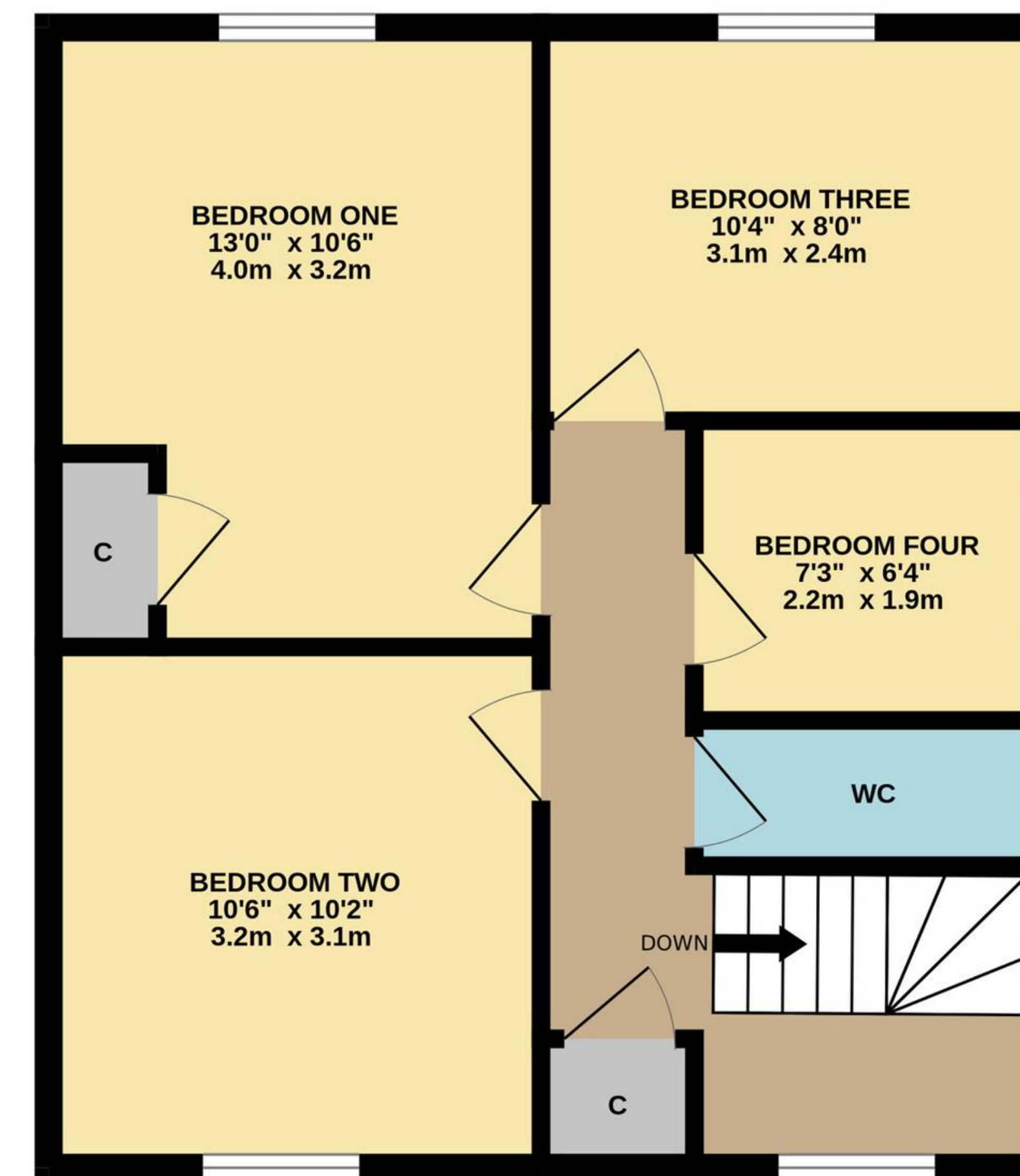
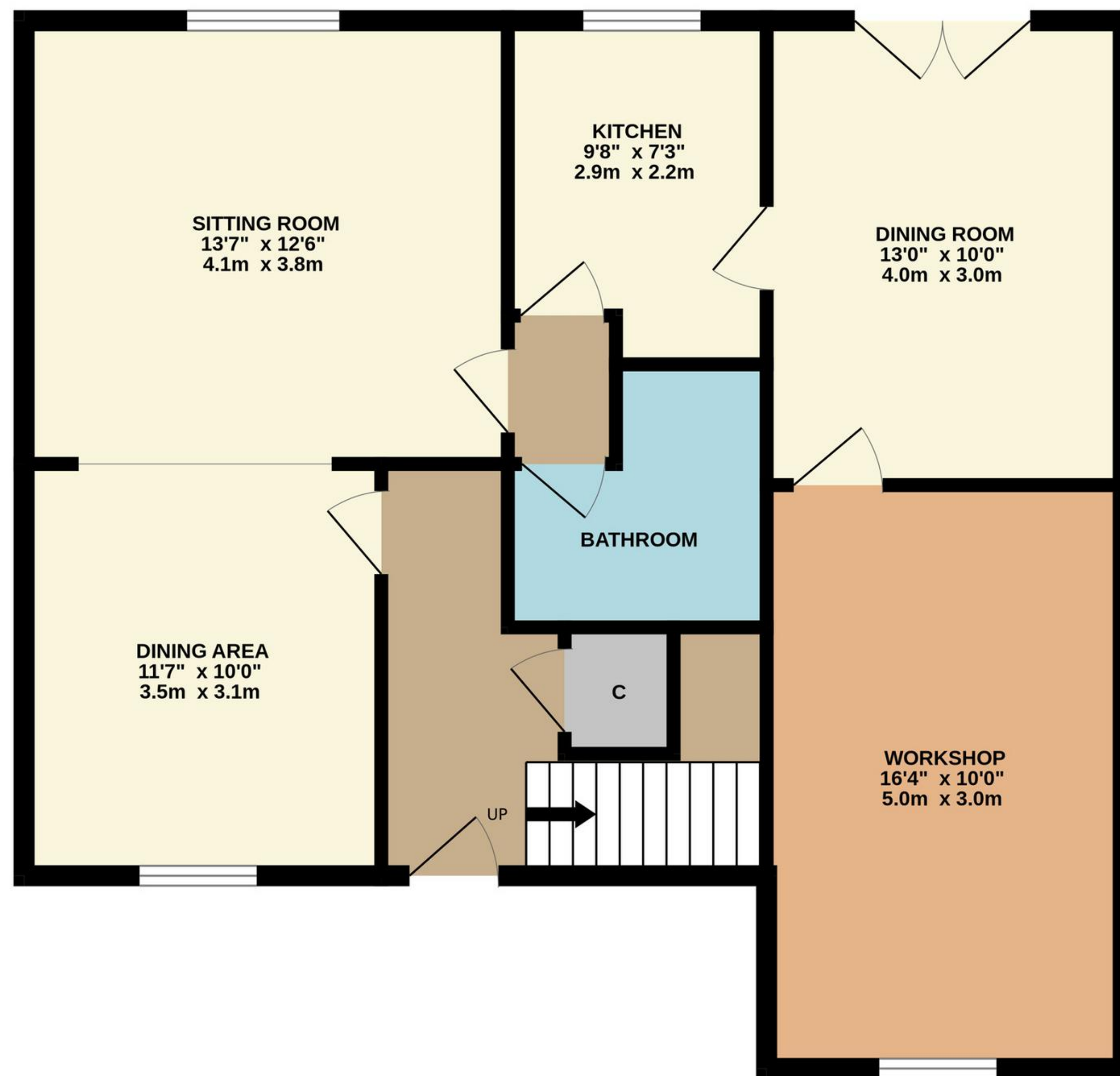
## Important Information

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.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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.  
 Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



