



Smiths  
your property experts



# Main Street

## East Leake

- Wonderful and individual detached family home
- South facing grounds extending to approximately 1/3 of an acre
- Nestled in the heart of this sought-after village
- Four bedrooms, three bathrooms, and four reception rooms
- High-quality two-bedroom two-storey annexe
- Sizeable double-bay workshop/garage
- Generous gated driveway
- Beautifully landscaped and established gardens

## General Description

Smiths Property Experts offer to the market this wonderful and individual family home of significant period and history. The property is set in private South facing grounds extending to approximately 1/3 of an acre in the heart of the highly regarded Rushcliffe village of East Leake.

The property has been sympathetically extended and upgraded, as well as lovingly maintained by the current owners of around 30 years. The property has an interesting past, including forming an important part of the village's commercial history in basket weaving.







## The Property

The current configuration is exceptional. This four-bedroom family home blends a mix of modern living spaces with period features and the addition of a high-quality two-bedroom annexe, perfect for multi-generational living or commercial space, depending on the requirement of the eventual purchaser. There is also a sizeable double-bay workshop/garage with an inspection pit.

Main House 2,238 square feet

Annexe 611 square feet

Garaging 327 square feet

## The Main House

The main house is beautifully presented and finished to an excellent and exacting standard by the current owners. The living space is laid over two floors with four double bedrooms, three bathrooms, and four main reception rooms, including a family room, dining room, and beautifully designed sitting room with a contemporary wood-burning stove. The main bedroom is conveniently laid out with an en-suite and two dressing areas. The house has a wonderful flow, and the main living spaces, including the family kitchen with a conservatory, lead out onto the rear gardens. There is also a useful utility room and w.c. on the ground floor.







## The Annexe

The annexe is positioned at the front of the grounds, with a private terrace having a retractable awning. Fitted out to an excellent standard, the living accommodation is laid over two floors with a double bedroom, a shower room, a sitting room, and a shaker-style kitchen on the ground floor. Stairs to a galleried landing have excellent storage and lead to a second bedroom, currently fitted out as a dressing room, and a second bathroom.

## Gardens and Grounds

Occupying a central and truly private position just 50 yards from a full range of amenities in the heart of the village, the property is set behind a private gated driveway with a large double workshop/garage and beautiful mature borders. There is also a brick-built store previously constructed as an air raid shelter. To the rear are superb mature South facing private gardens, landscaped and full of year-round interest. There is a seating terrace to the immediate rear of the main house and a working area at the bottom of the gardens with a shed and greenhouse.









## The Location

This property is conveniently located within walking distance to the centre of the village.

The village has a strong sense of community, with excellent local schools and a bustling High Street. There are numerous amenities available, including a bakery, greengrocers, and florist, as well as several coffee shops, pubs, and eateries.

There are beautiful countryside walks close by, whilst access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands Airport is approximately 6 miles away.

## Distances

Loughborough 5 miles, Nottingham 10 miles, Leicester 16 miles, and Derby 20 miles.

Loughborough Train Station 5 miles (trains to London from 1 hour 15 minutes), East Midlands Parkway Station 6 miles, and East Midlands Airport 9 miles (distances and timings are approximate).

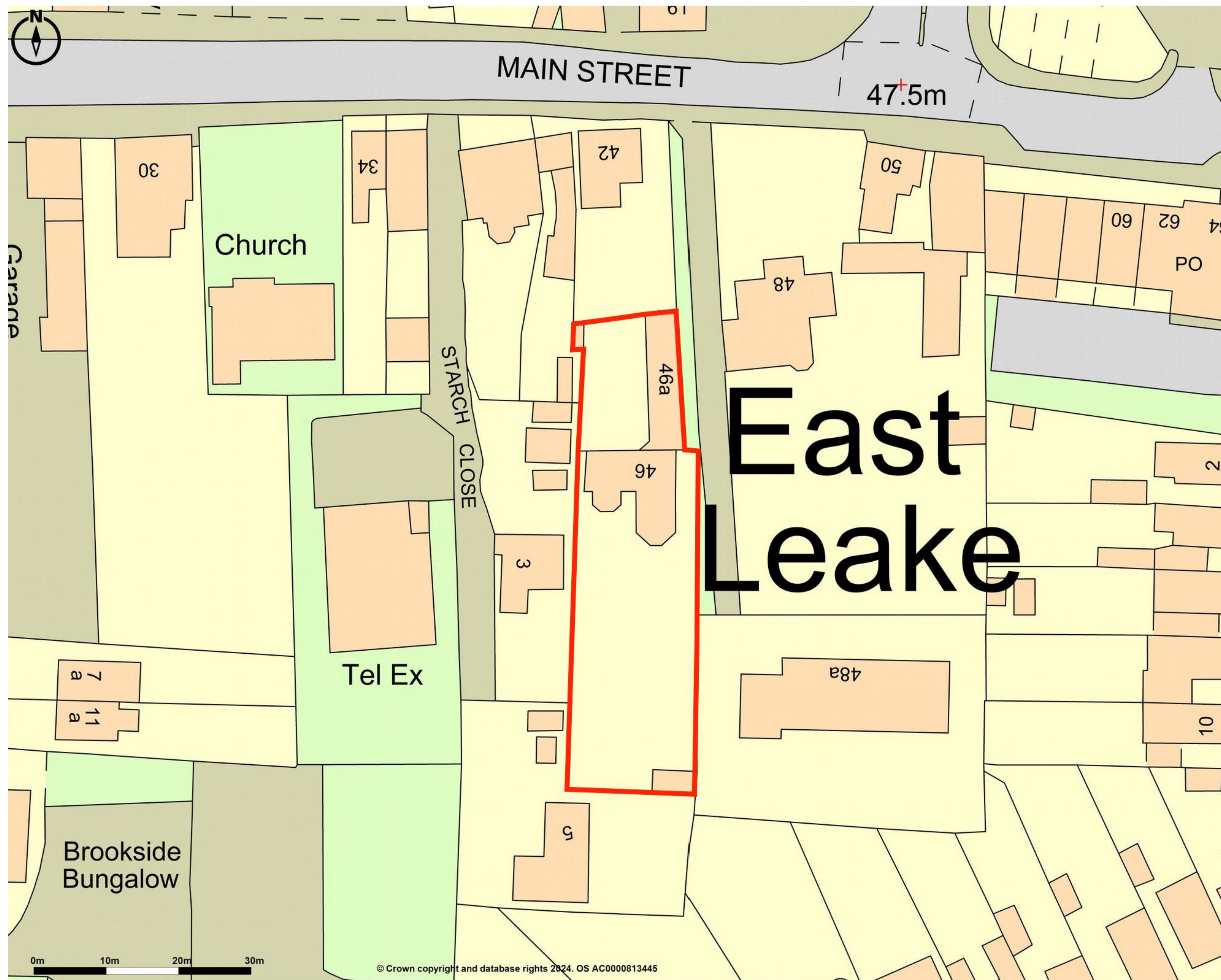




TOTAL FLOOR AREA : 3176 sq.ft. (295.1 sq.m.) approx.

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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## Property Information

Main House EPC Rating: D. Annexe EPC Rating: D.  
Tenure: Freehold. Council Tax Band: D (Main House) B (Annexe).  
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'.



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