



Smiths  
your property experts



# Bateman Road

## East Leake

- No upward chain
- Well-maintained and extended family home
- Central position close to Meadow Park
- Four good-sized bedrooms and a four-piece bathroom
- Kitchen/diner and two reception rooms
- Conservatory leading to a low-maintenance rear garden
- Private driveway and an integral garage
- Excellent potential to modernise

### General Description

Smiths Property Experts offer to the market this extremely well-maintained and extended four-bedroom detached family home in the highly regarded Rushcliffe village of East Leake. The property occupies an enviable central position in the heart of the village and within walking distance of amenities, including Meadow Park. The property is marketed with no upward chain and will make an exceptional family home, with modernisation potential should the eventual purchaser wish.







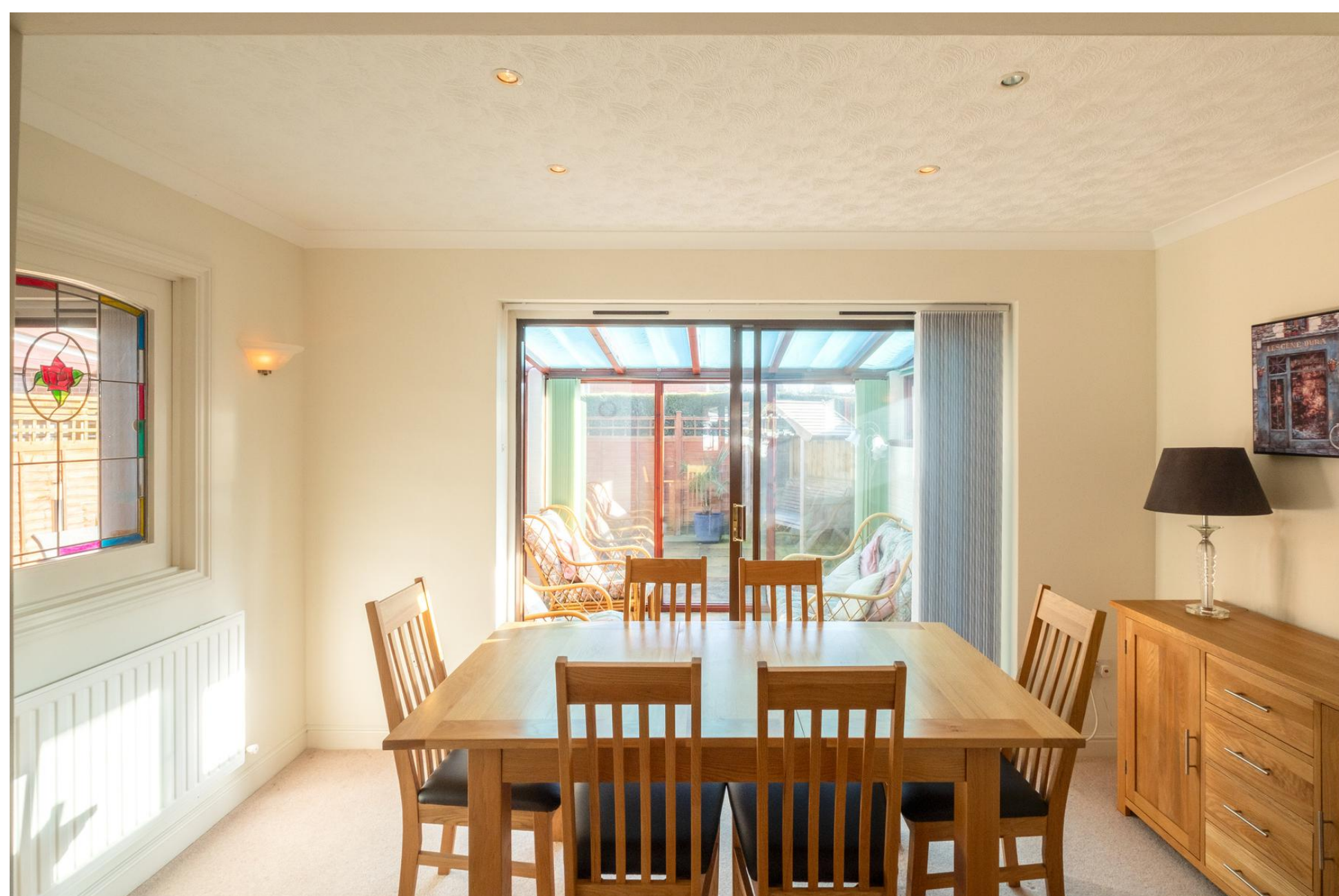
## The Property

Internally, the property has been maintained in excellent condition and extended to offer generous accommodation and superb value for money. Affording double glazing and gas central heating throughout, expect to find a generous gross floor area of approximately 1,365 square feet across two floors (including the integral garage).

The entrance hall leads to a large separate sitting room that leads, in turn, to a dining room and conservatory. There is also a WC off the hall and a useful enclosed porch. There is a high-quality fitted kitchen with granite work surfaces and a dining area to the rear. The kitchen also boasts direct garden access to the rear. Upstairs are four good-sized bedrooms (two large doubles) and a four-piece family bathroom. There is also an integral garage to the left-hand side with an electric roller door, power, and lighting. The property has excellent potential to modernise should the eventual purchaser wish.

## The Outside

Occupying a prominent location in the village, the property is set back from the road behind a generous frontage, with mature green borders and a tarmac-laid private driveway with off-road parking for several vehicles. The property is a stone's throw from the protected Meadow Park in the village. The position is sought after and rarely becomes available in the open market. To the rear are low-maintenance private gardens with a raised pond and covered seating area. It would be possible to relandscape, including the removal of the pagoda and conservatory, to create a larger area should the purchaser wish.







## The Location

This property is situated in an established residential setting, located off the highly sought-after Station Road, and is conveniently 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.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

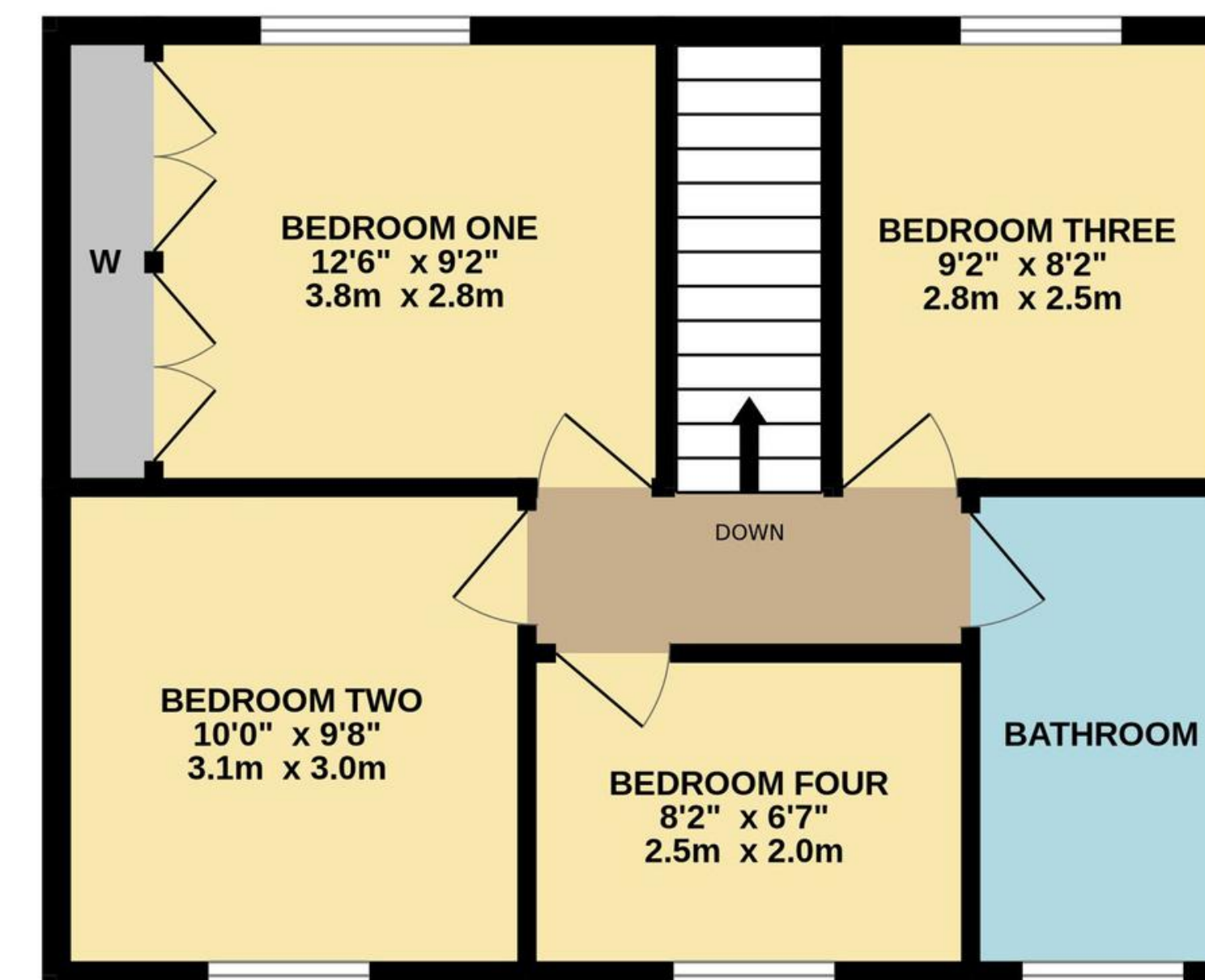
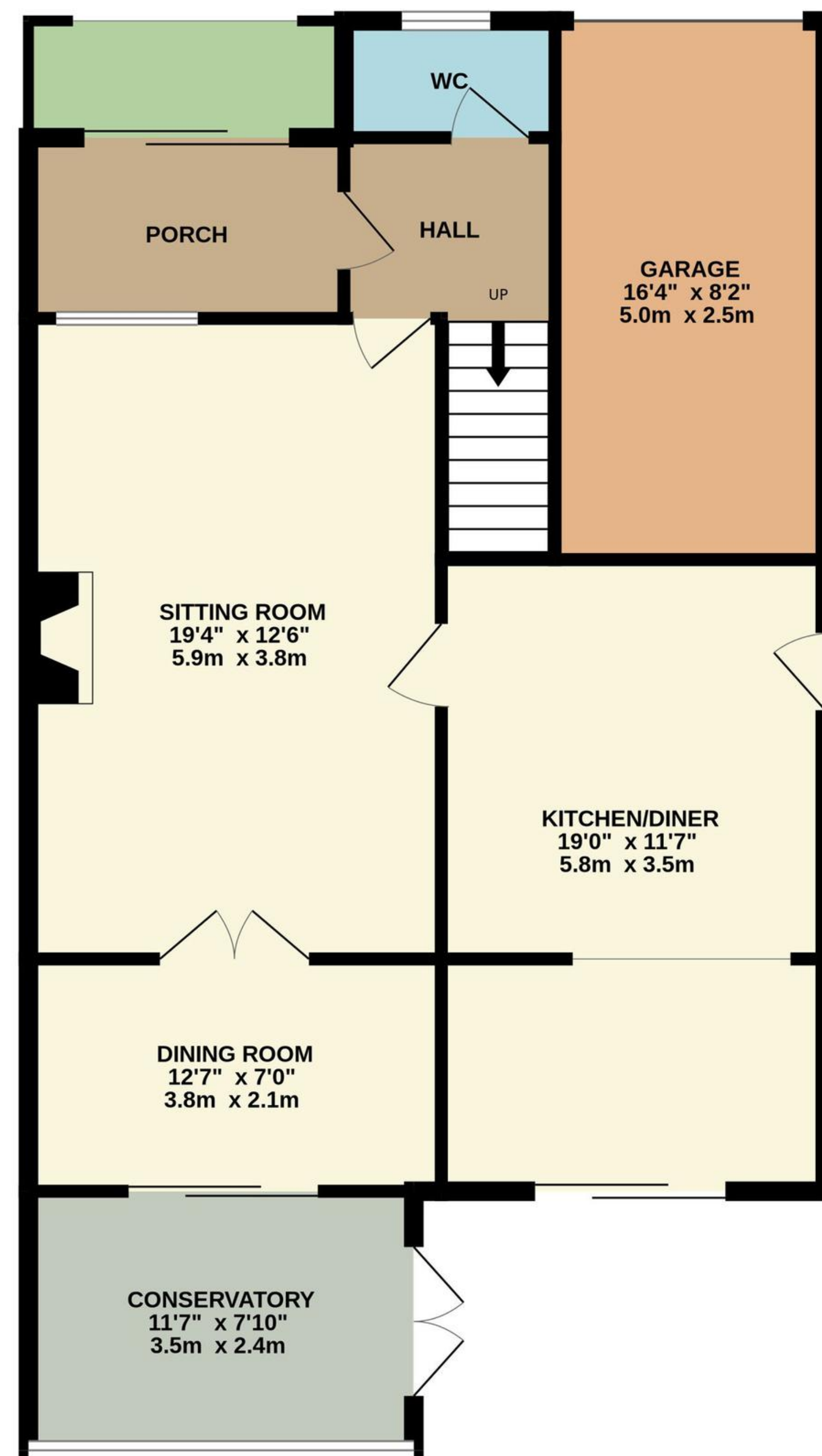
Local Authority: Rushcliffe Borough Council.

## 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 : 1365 sq.ft. (126.8 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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