



Smiths  
your property experts

# Stonebridge Drive

East Leake

- No upward chain
- Superb, detached family home in a spacious corner plot
- Perfect for extended or multi-generational use
- Three bedrooms and a family bathroom
- Adjoining self-contained one-bedroom annexe
- Generous reception space
- Two private driveways and two separate garages
- Mature front and rear gardens



## General Description

Smiths Property Experts offer to the market, with no upward chain, this superb three-bedroom detached family home occupying a large corner plot and with a rarely available adjoining self-contained annexe ideal for multi-generational living.

The property is situated in a central location within easy reach of academy schooling and amenities in the highly regarded Rushcliffe village of East Leake.

The property has fantastic potential as a substantial family home, perfect for extended or multi-generational use, and with a spacious plot of circa 1/6<sup>th</sup> of an acre.





## The Property

A rarely available detached house with a substantial self-contained annexe to the side, the property offers an impressive gross floor area approaching 2,000 square feet, including the attached garage. With mains services, gas-fired central heating and uPVC double glazing throughout, expect to find generous accommodation.

The main house has a spacious hall with stairs to the first-floor landing leading to three good-sized bedrooms and a bathroom. There is a WC in the entrance hall (plumbed but not installed) and doors leading to a fully fitted kitchen and an impressive 27' long bay-fronted main living/dining room. The kitchen extends into a utility/breakfast area behind with direct garden access. There is a further reception room with garden views.

With adjoining access via the utility area in the main house, the annexe is substantial and offers generous living space. It is currently laid out as a one-bed with the potential to add a second. In brief, the accommodation provides one large double bedroom, a bathroom, a study, a kitchen, and a spacious living room with views across the rear gardens.

## The Outside

The property is set back from this quiet residential street in a corner plot extending to circa 1/6th of an acre. Front gardens sit behind a walled perimeter to the front and right-hand side, and there are two private driveways, one to the left-hand side of the house with access to an oversized adjoined garage.

To the rear is a second driveway affording parking for multiple vehicles. There is a prefabricated detached garage/workshop in addition to the main garage. The rear gardens are mature and generous, laid to a mixture of lawns and landscaped pathways/seating terraces.





## The Location

The property is within walking distance of village centre, which offers a full array of amenities, including a doctor's surgery, dental practice, chemist, and library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service.

## Property Information

EPC Rating: E.

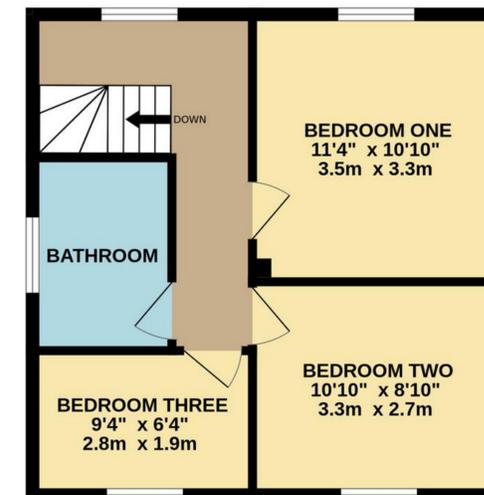
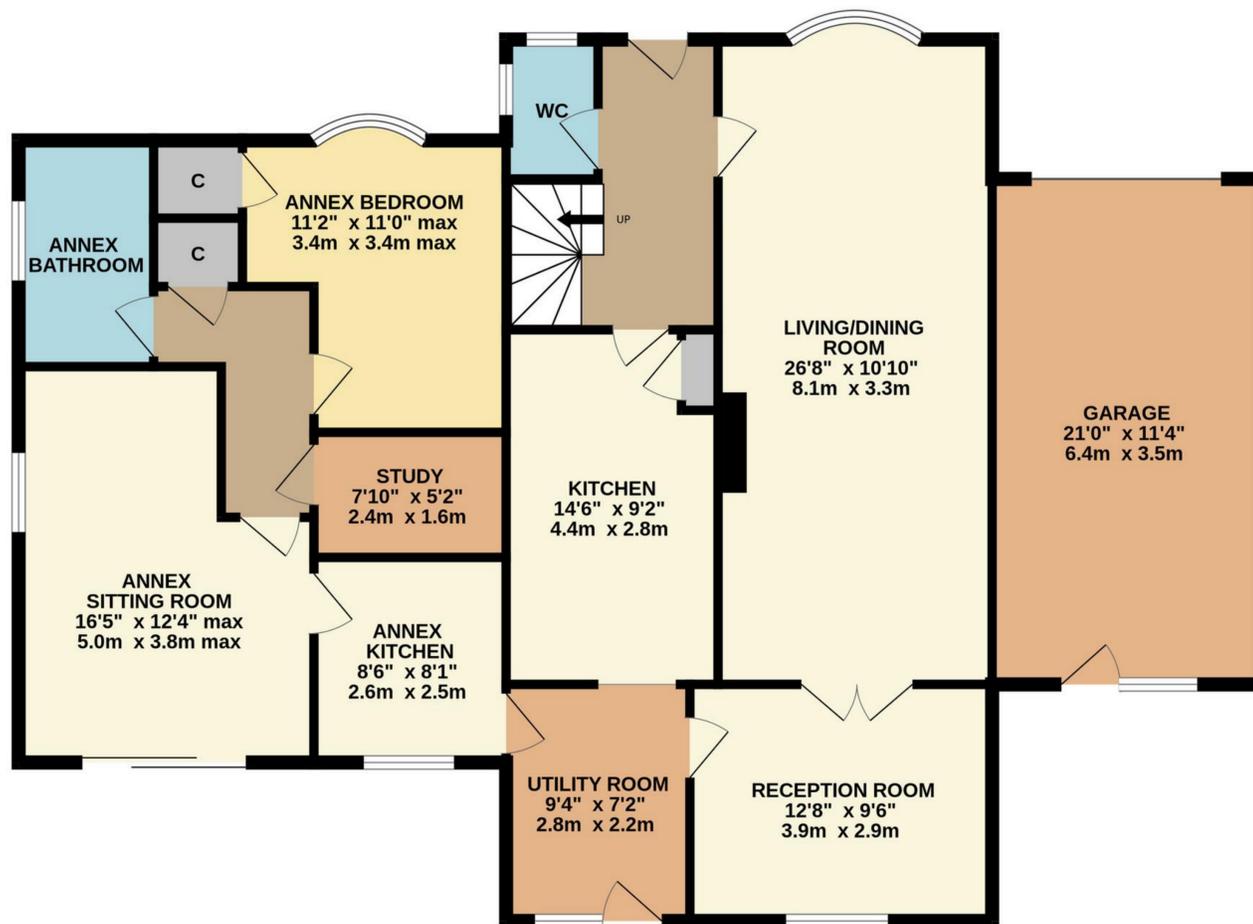
Tenure: Freehold. Council Tax Band: E.

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 : 1942 sq.ft. (180.4 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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