



Smiths
your property experts



Leake Road

Gotham

- Exceptional detached family home
- Significantly improved with a high-specification finish
- Beautiful countryside views to the front and rear
- Open-plan contemporary 'living' kitchen with bi-fold doors
- Five bedrooms (including four doubles) and two bathrooms
- Extended living space measuring approx. 1,839 square feet
- Magical grounds extending to over 0.4 of an acre
- Gated gravel driveway and a detached double garage

General Description

Smiths Property Experts are instructed to market this exceptional detached family home in mature and private grounds extending to over 0.4 of an acre. The property is surrounded by beautiful countryside, situated just 1.5 miles from the fully serviced villages of East Leake and Gotham.

The current owners have improved the property, providing spacious and contemporary interiors in an established family home of significant standing. The property sits on beautiful private grounds with countryside views to the front and back.









The Property

The property is a wonderful mature family home that the current owners have significantly improved throughout. The property has been newly rendered outside and extended over two floors to now offer approximately 1,839 square feet of living accommodation. Expect a high-specification finish, including air conditioning over both floors, bi-fold doors to the rear, modern Juliette balconies, a wood-burning stove in the sitting room, and contemporary kitchen and bathroom suites.

In brief, the accommodation comprises a porch, a light-filled entrance hall, a bay-fronted sitting room, a playroom, and a most impressive three-zoned 'living' kitchen to the rear with direct garden access. There is also a utility room, a WC, and a pantry. Upstairs, all arranged around a central landing, are five bedrooms (four are a large double size), a family bathroom and a WC. The principal bedroom suite offers stunning views across the rear gardens and countryside beyond, as well as a contemporary en-suite.









The Outside

Set back from the road in private grounds, the house sits handsomely behind wrought iron gates and a gravel-laid private driveway. Further gates to the left-hand side of the property offer access to the detached double garage (with power and lighting) to the rear of the main house. The rear gardens are exceptional, mature, and established with evergreen hedgerow borders and various specimen trees. To the rear of the main house is a ceramic tiled terrace, accessible via bi-fold doors from the living kitchen, and there are central lawns and interesting evergreen shrubbery. Behind the garage is a useful timber store and a beautiful entertaining area.

The Location

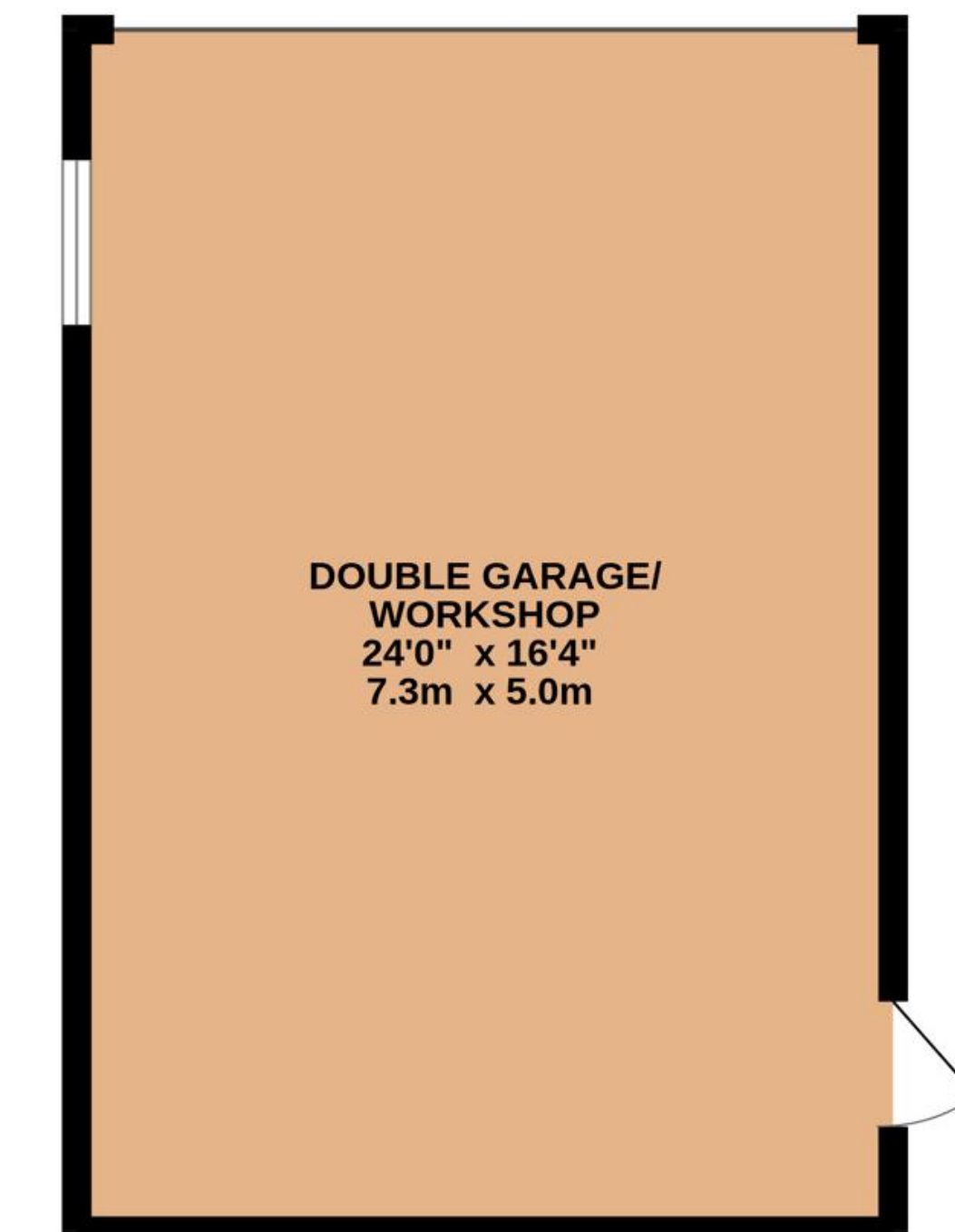
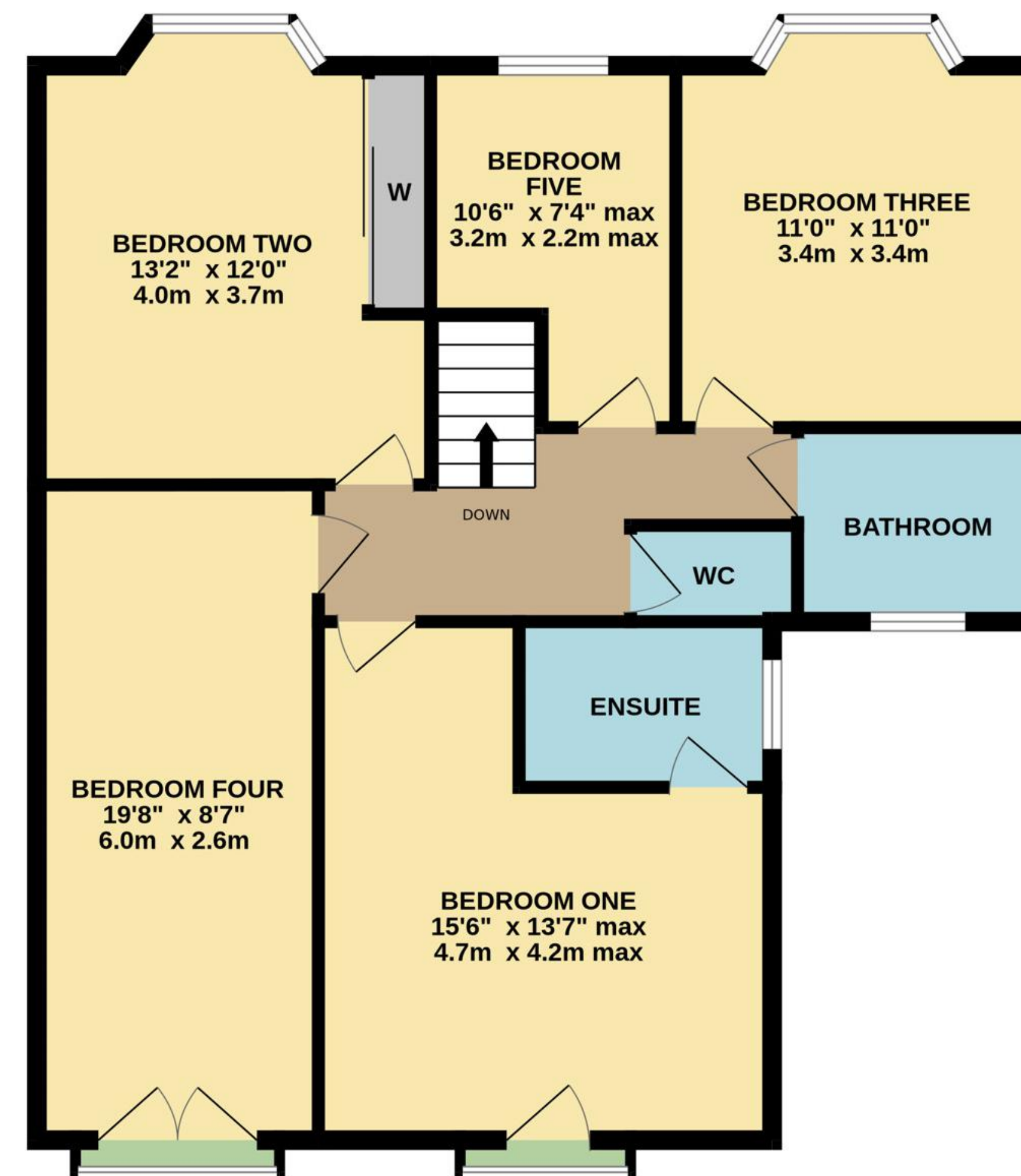
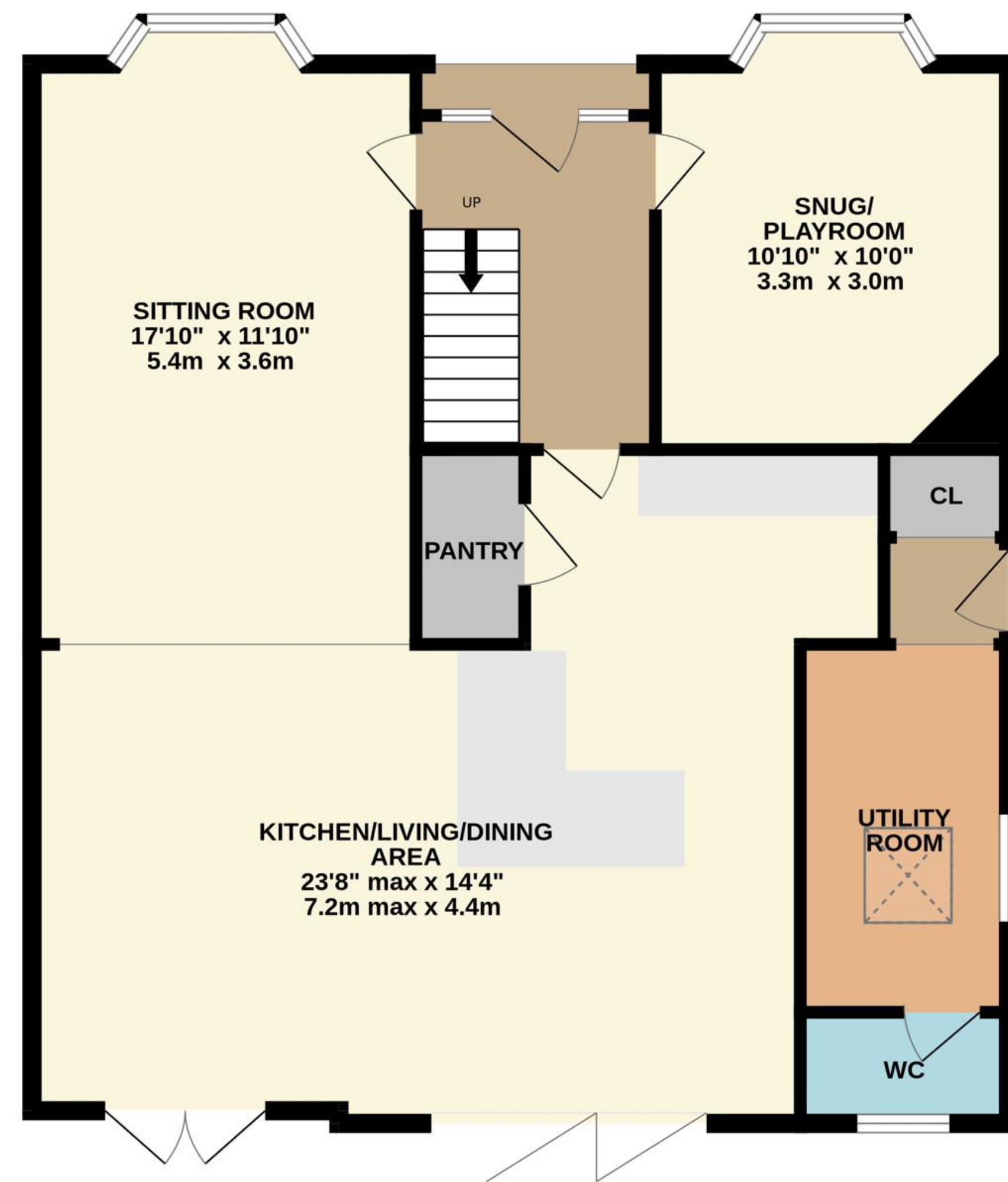
The property is positioned on the edge of open countryside between the popular villages of Gotham and East Leake. East Leake has a full range of services, a bustling village centre with independent shops and eateries, and excellent schooling. The M1 motorway network is nearby, ideal for commuters.

Distances

Loughborough 9 miles, Nottingham 9 miles, Derby 18 miles, and Leicester 19 miles.

East Midlands Parkway Station 6 miles (trains to London from 1 hour 22 minutes), and East Midlands Airport 9 miles (distances and timings are approximate).





TOTAL FLOOR AREA : 2230 sq.ft. (207.2 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



Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: F.

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'.



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



