

Rex Gooding



10 Leahurst Road, West Bridgford, NG2 6JD

Guide Price: £850,000

Occupying a prime position on a wonderfully quiet and sought-after road, this handsome double bay fronted detached family home dates from the 1920s and combines exceptional period character with beautifully considered modern living. The south facing rear garden, extending to an impressive 118 feet, is simply a standout feature and rarely matched in the area.

From the moment you step inside, the entrance hall sets the tone perfectly, with rich wood panelling and stunning original wood flooring that speaks volumes about the quality and care that has gone into this home. This beautiful flooring flows naturally into the principal bay fronted living room, a room of real elegance and warmth, where a wide bay window floods the space with natural light, a feature fireplace with log burning stove creates a wonderful focal point, and bespoke built-in units frame the room with a sense of craftsmanship that feels entirely in keeping with the home's heritage.

The second reception room has been thoughtfully reconfigured to create a wonderfully sociable open plan lounge and dining space, enjoying that enviable south facing aspect over the gardens. Sumptuous hardwood flooring laid in a classic herringbone pattern adds a further layer of sophistication to this inviting space, which flows seamlessly into the remarkable kitchen diner beyond. Extended cleverly into part of the original garage, the kitchen stretches to an impressive 23 feet in length, offering an abundance of space for family life and entertaining alike, with French doors opening directly onto a generous patio and the glorious garden beyond.

The first floor is equally impressive, with a substantial landing that gives a sense of real occasion. The principal bedroom benefits from its own dedicated shower room and dressing area, providing a genuine feeling of a private retreat. Three further well-proportioned bedrooms, a family bathroom and a convenient first floor WC complete the upper accommodation.

To the front of the property, a generous driveway provides ample off-street parking for multiple vehicles, alongside a practical store accessed via an up and over garage door. The rear garden is, quite simply, exceptional — 118 feet of beautifully private, south facing space that will be bathed in sunlight throughout the day and offers tremendous scope for outdoor entertaining, play and relaxation in equal measure.

Accommodation & Amenities

- Handsome 1920s double bay fronted detached family home on a quiet, sought-after road
- Stunning entrance hall with original wood panelling and beautiful period flooring flowing through the ground floor
- Elegant bay fronted sitting room with log burning stove and bespoke built-in units flanking the feature fireplace
- Spectacular 23 foot kitchen diner extended into the garage with French doors opening onto a large patio
- Principal bedroom with dressing area and en suite shower room, plus three further bedrooms, family bathroom and WC
- Exceptional 118 foot south facing rear garden enjoying outstanding privacy, plus generous driveway parking to the front









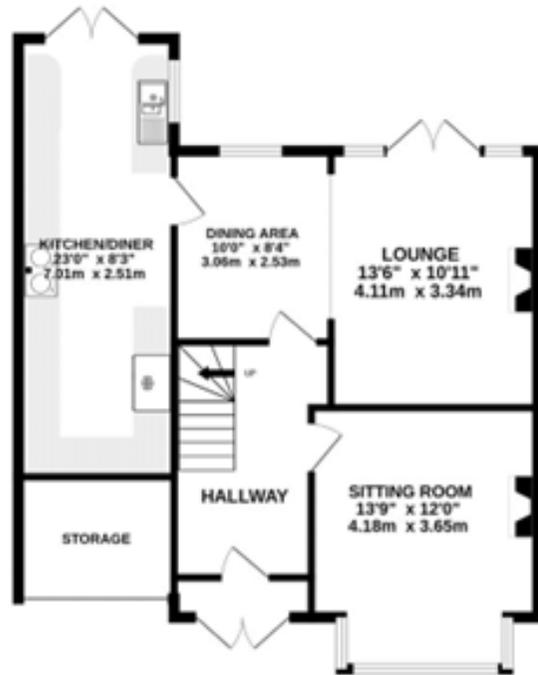




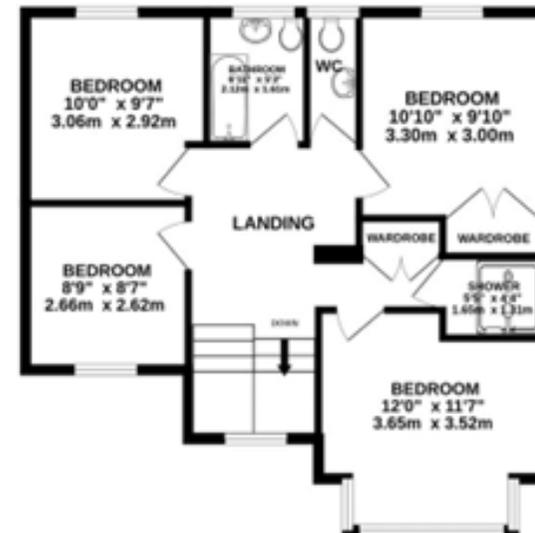




GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



DETACHED HOUSE

TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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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