



Smiths  
your property experts

# Roulstone Crescent

## East Leake

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- No upward chain
- Unique and high-quality detached family home
- Peaceful residential area in this highly regarded village
- Excellent plot with a private driveway and an integrated garage
- Three double bedrooms and a family bathroom
- Kitchen and three reception areas
- Lawned rear gardens with a raised seating terrace
- Front views overlooking the crescent



## General Description

Smiths Property Experts are pleased to present this unique and high-quality detached home to the market, with no upward chain. Situated in the peaceful residential area of the highly regarded village of East Leake, the property features an excellent plot with a private driveway, front views overlooking the crescent, and totally private rear gardens.

## Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.





## The Property

The property has been maintained to an excellent standard by the seller's family, who have owned it for decades. With an interesting design and true mid-century character and features, this lovely home would suit a purchaser looking for a home with generous living space, excellent off-road parking, and private gardens. You can expect to find living space extending to approximately 1,281 square feet, including the integral garage. The accommodation is double-glazed and gas-centrally heated.

The entrance hall is filled with natural light and includes a WC. There are three reception spaces: a dining room and a sitting room with a snug area. The sitting room opens up to the front gardens with fully glazed sliding doors. The property also features an extended kitchen with direct garden access. Upstairs, there are three double bedrooms, a family bathroom, and ample eaves storage. The principal bedroom has built-in wardrobes and a balcony with direct access from the bedroom.



## The Outside

Outside, the property is elevated from the road, behind mature lawned front gardens with beds and borders full of interest. To the left-hand side is a large private driveway with off-road parking for multiple vehicles that leads to the integral garage. To the rear are lawned gardens with a raised seating terrace and a totally private rear aspect.



## Property Information

EPC Rating: E.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

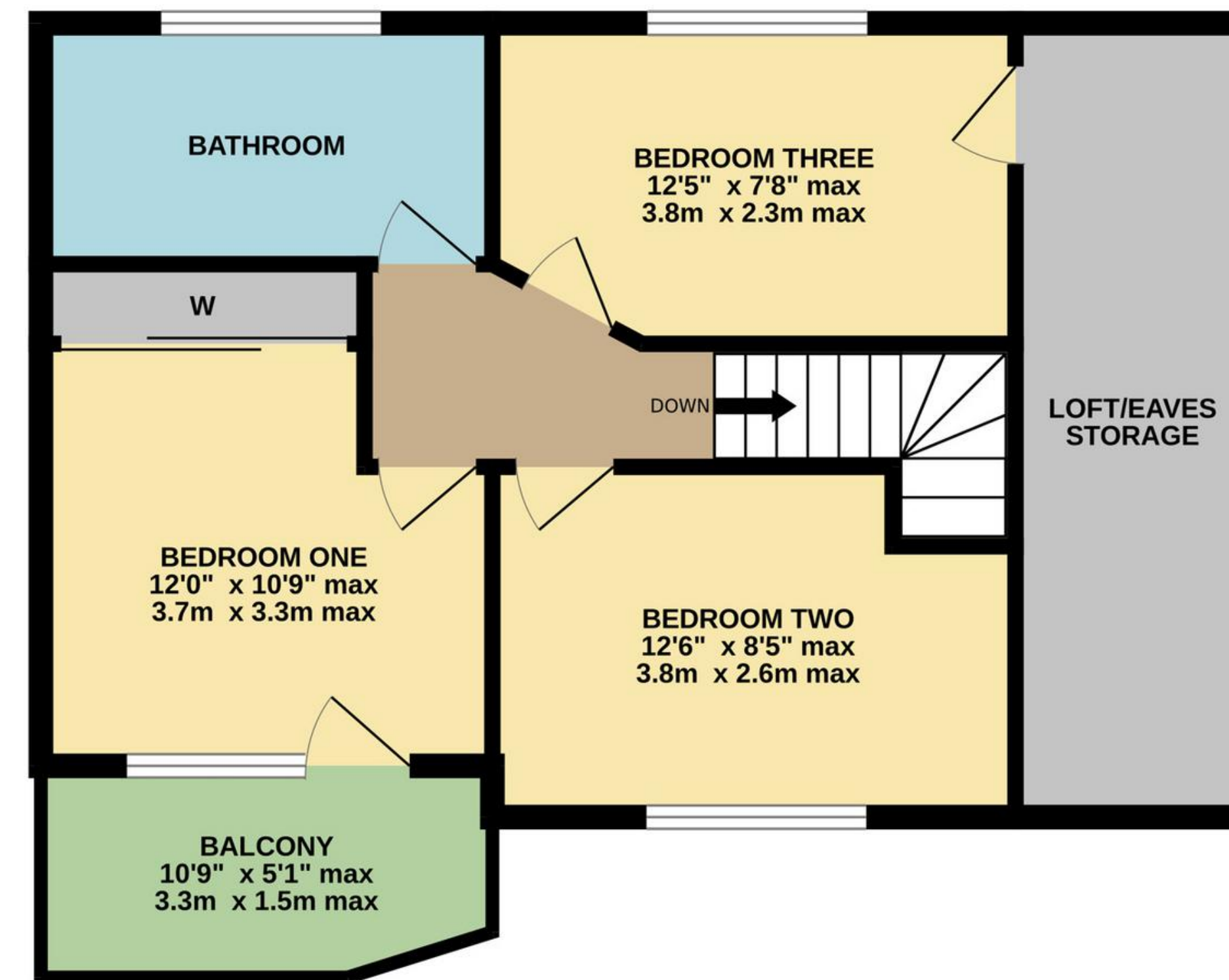
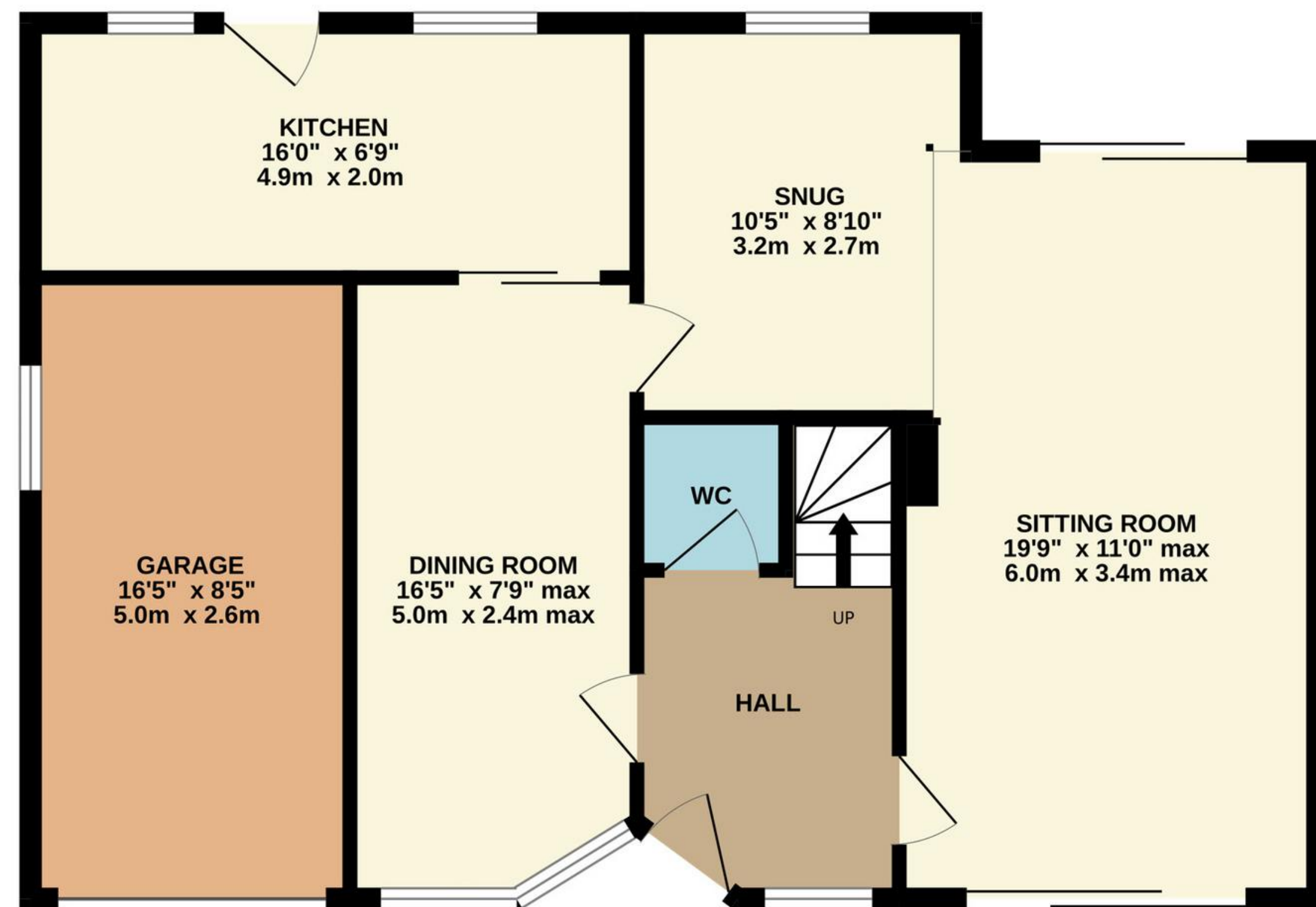
## Important Information

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.

## Smiths Property Experts

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TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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