



Smiths
your property experts

Roulstone Crescent

East Leake

- Immaculate three-bedroom detached family home
- Landscaped and private West facing rear gardens
- Comprehensively modernised by the current owners
- Kitchen/diner fitted in a contemporary shaker style
- Three-piece family bathroom and a second WC
- Set back from the road behind a generous private driveway
- Converted garage providing a home office and store
- Sought-after village with excellent local schooling

General Description

Smiths Property Experts offer to the market this immaculate three-bedroom detached family home in a peaceful residential location. The property features private West facing rear gardens and a converted garage that provides a home office and store. The current sellers have comprehensively modernised the property, making it a fantastic family home.





The Property

Internally, expect to find generous and well-proportioned living space laid over two floors and extending to approximately 975 square feet. The tone is set by a light-filled entrance hall, leading in turn to the large sitting room and a modern open-plan shaker-style kitchen/diner to the rear with direct garden access via a glazed door. The first-floor landing is home to the airing cupboard, and there are three good-sized bedrooms (two large doubles). The property affords a fully fitted three-piece family bathroom and a second private WC off the landing.

The Outside

The property is set back from the road behind a private driveway that wraps around the left-hand side of the house. There are mature front gardens. To the rear are wonderful West facing lawned gardens with a generous seating terrace featuring a pergola to the immediate rear of the main house. There is also a detached garage with a store to the front and a useful home office/garden room setup to the rear.





The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, greengrocer, and florist, as well as several coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or via a regular bus service. East Midlands Airport is just six miles away.

Property Information

EPC Rating: D.

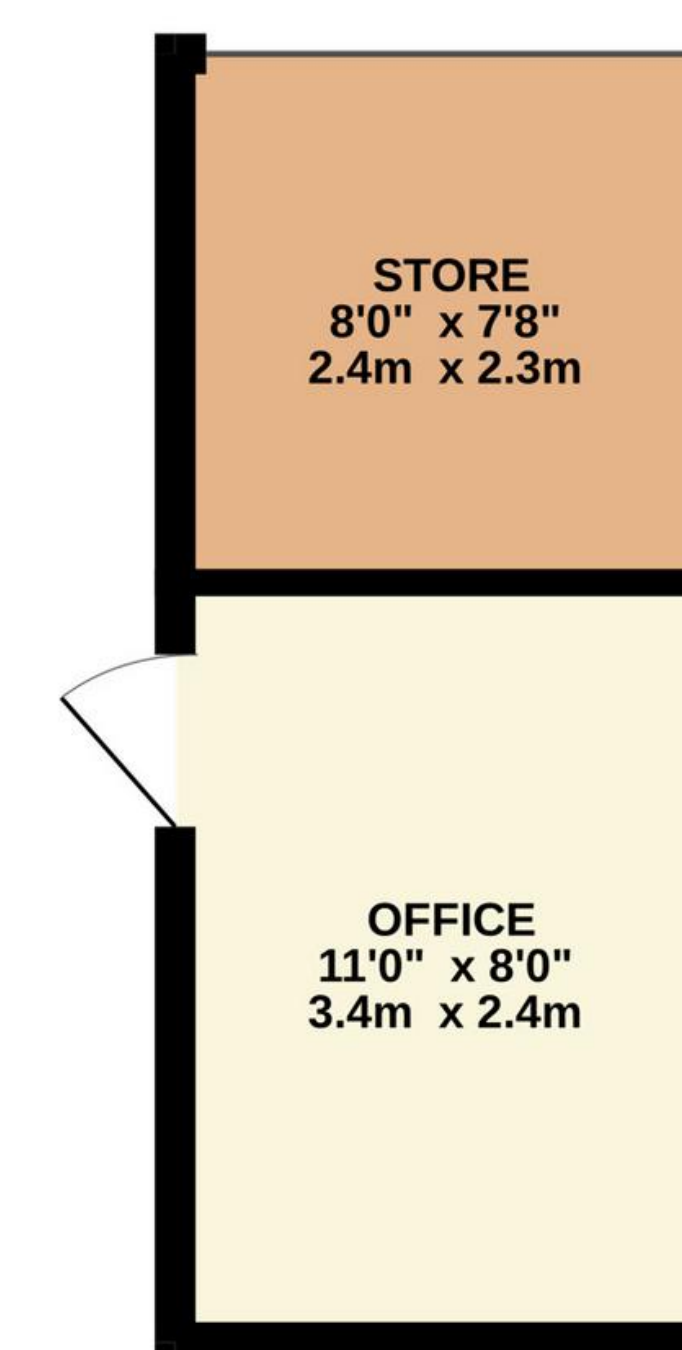
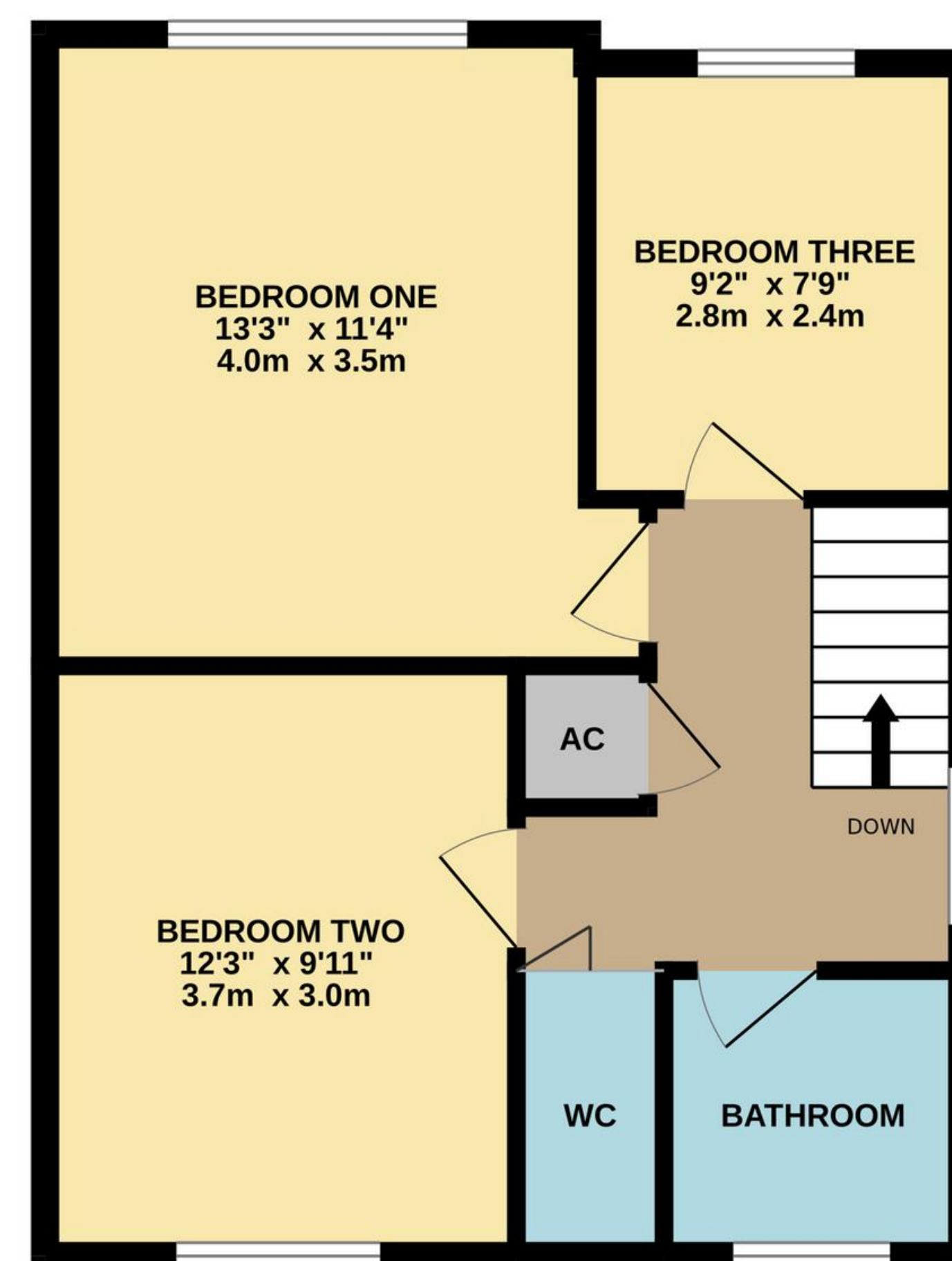
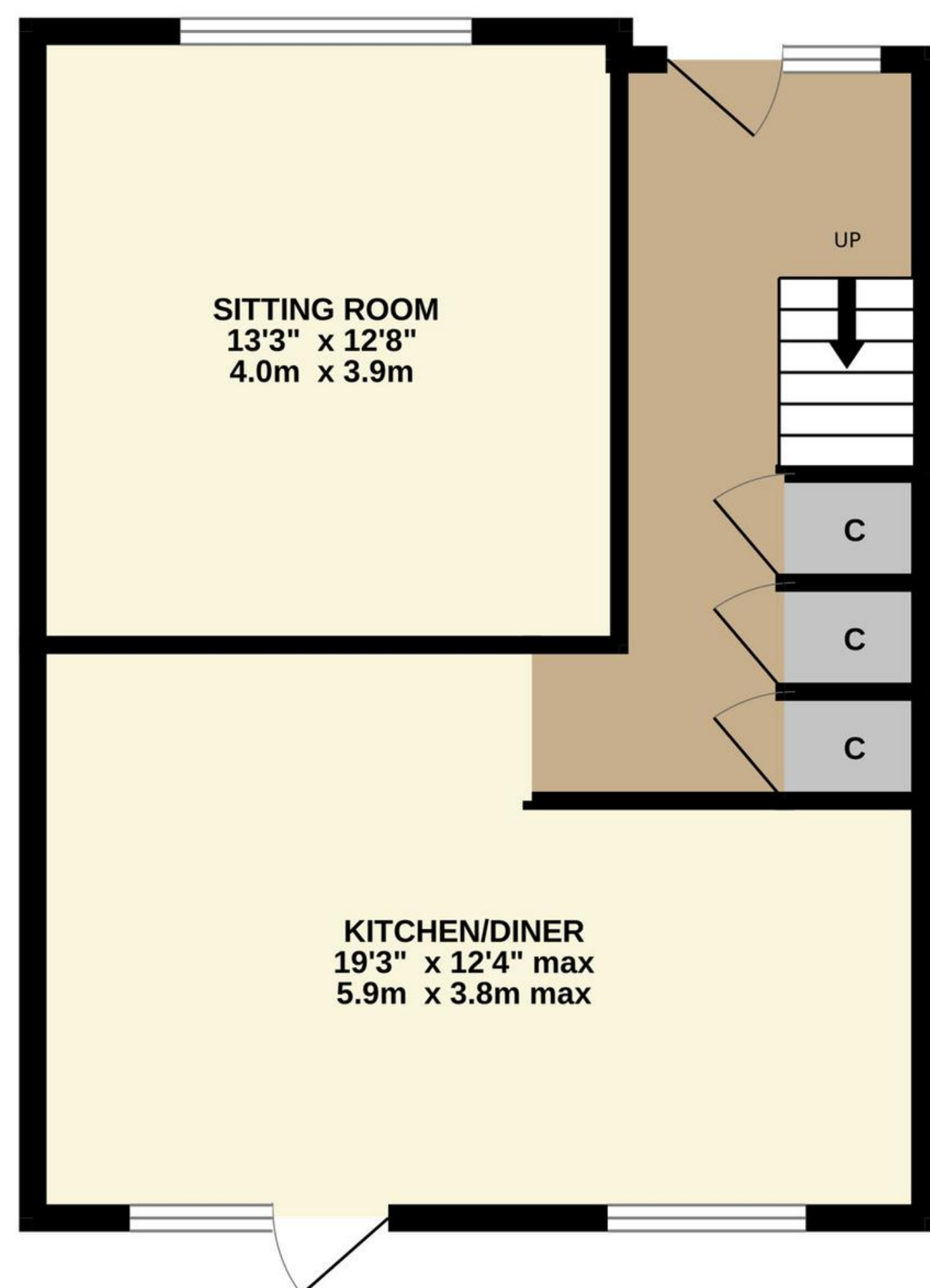
Tenure: Freehold. Council Tax Band: D.

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 : 1125 sq.ft. (104.5 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



