



Smiths  
your property experts

# Anning Crescent

## East Leake

- Immaculate semi-detached family home
- Well-placed and popular village with amenities
- Excellent plot with generous rear gardens
- Double-width side-by-side parking
- Three good-sized bedrooms and two bathrooms
- Modern kitchen/diner and a separate sitting room
- Walking distance of the highly regarded Millside Academy
- Sold with the remainder of a 10-year NHBC warranty

## General Description

Smiths Property Experts offer to the market this immaculate three-bedroom semi-detached family home set in an excellent plot with double-width parking and a larger-than-average garden on the brand-new Skylarks development in East Leake. The highly regarded 'Millside Academy' primary school is within easy walking distance, and the village centre is a 10-minute walk via the newly opened footpath.





## The Property

The property was constructed in 2023 by the highly regarded David Wilson Homes to the popular 'Archford' design. Finished to a high specification, there are upgrades, including built-in wardrobes, fully integrated appliances, a full-sized patio terrace and the addition of a large brand-new timber shed in the rear gardens.

The property boasts the remainder of its 10-year NHBC warranty and is in 'turnkey' condition. Laid across two floors with light-filled and well-designed living spaces extending to approximately 849 square feet, expect to find, in brief, an entrance hall, a WC, a sitting room, and a wonderful modern kitchen/diner with direct garden access downstairs. The first-floor landing gives access to three good-sized bedrooms; the principal bedroom boasts built-in wardrobes and en-suite facilities. There is a separate family bathroom. There is plentiful storage throughout both downstairs and upstairs, including fitted wardrobes in two bedrooms, an airing cupboard, and under-stairs storage.

## The Outside

The property occupies a peaceful location with a green outlook, and there is double-width private parking. To the rear are larger than average gardens, with a full-sized patio terrace, and the sellers have recently installed a brand-new timber shed/store.





## The 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.

## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

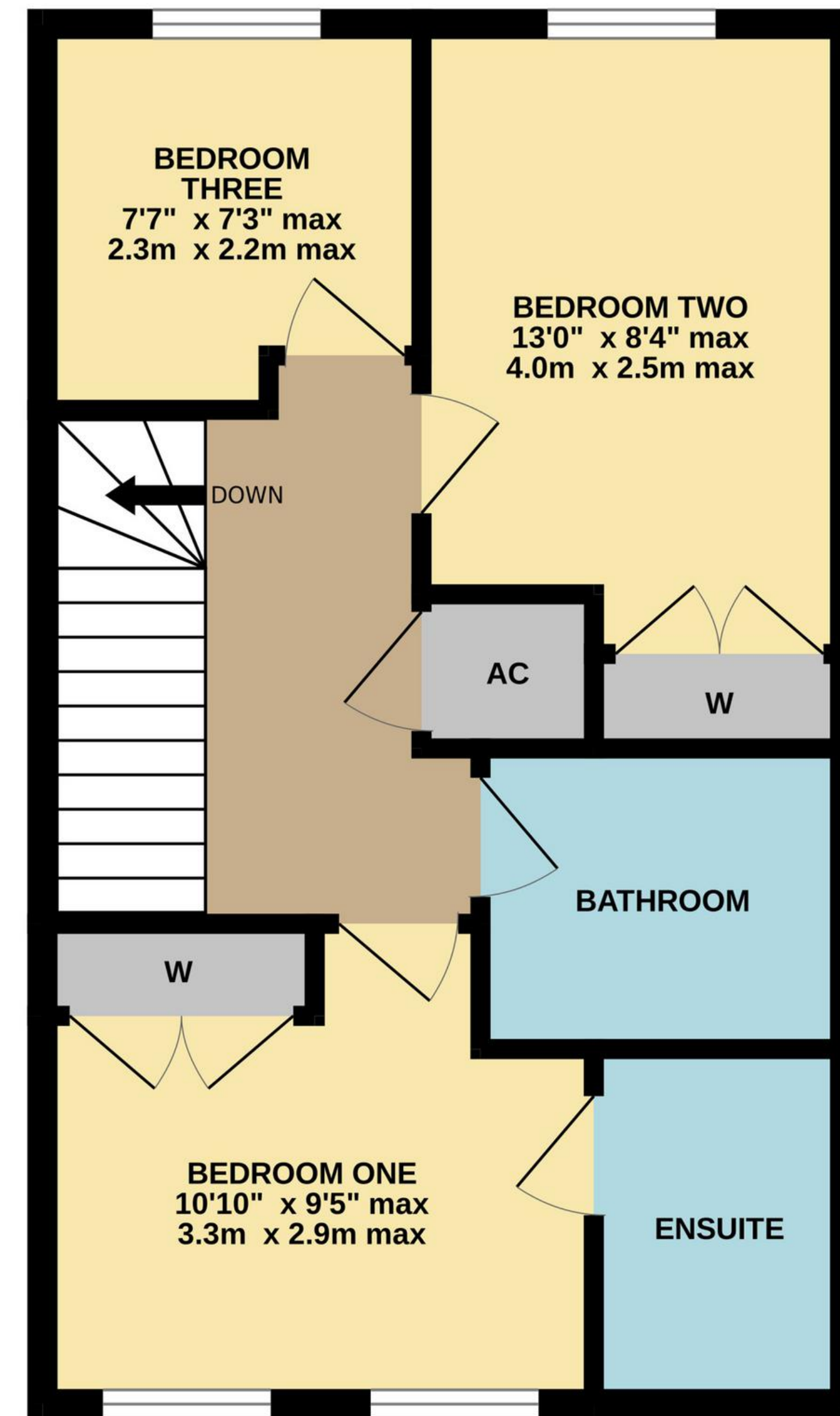
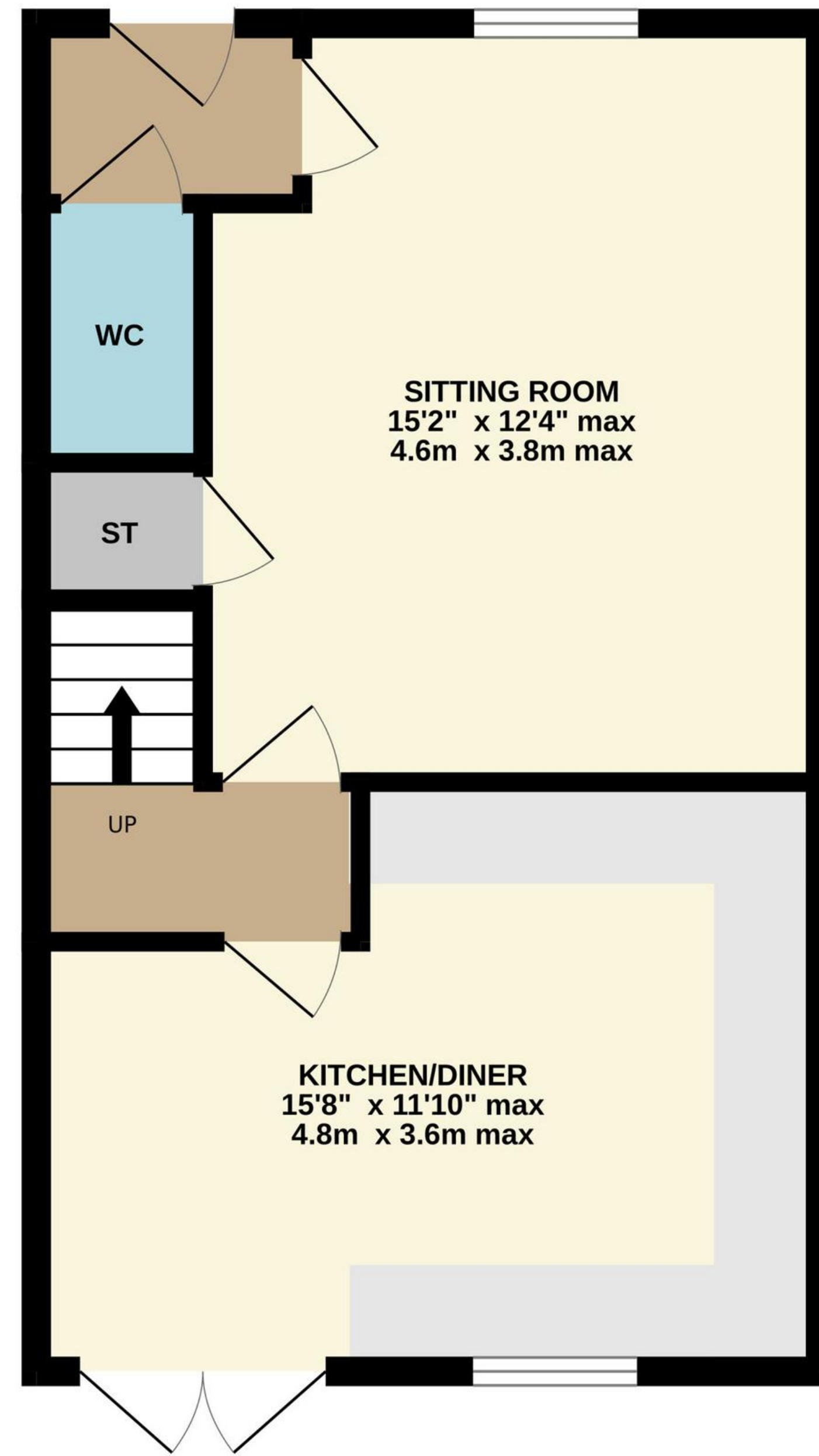
## Agents Note

The service charge is estimated to be approximately £90 per annum. The commencement date is to be confirmed.

## 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 : 849 sq.ft. (78.8 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



