



Smiths  
your property experts



# Windmill Crescent

## East Leake

- Beautifully presented detached family home
- Built in 2015 by the highly regarded Redrow Homes
- Modern and spacious living accommodation
- Contemporary kitchen/diner and a utility room
- Bay-fronted sitting room and a playroom/snug
- Four good-sized bedrooms and two bathrooms
- Double-width driveway and south-facing rear gardens
- Sought-after 'non-estate' location

### General Description

Smiths Property Experts offer to the market this beautifully presented four-bedroom detached family home with generous south-facing private rear gardens. Situated on the sought-after Windmill Crescent in East Leake, the property was built in 2015 by the highly regarded Redrow Homes as one of their 'Heritage Collection' properties. The location is excellent, set in a small 'non-estate' position, conveniently close to the village centre and open countryside.







## The Property

This superb family home offers modern and spacious accommodation, thoughtfully reconfigured by the current owners to include three reception rooms. The living space is laid across two floors and measures approximately 1,469 square feet, including a front store.

In brief, the accommodation comprises an open porch, an entrance hall, a bay-fronted sitting room, a playroom/snug, and a lovely modern kitchen/diner with direct garden access via glazed doors to the rear. There is also a useful utility room and a downstairs w.c. Upstairs, the central landing leads to four good-sized bedrooms, all capable of taking double beds, and an immaculate family bathroom. The principal bedroom suite features built-in wardrobes and en-suite facilities, and bedroom two also affords built-in wardrobes. The landing provides access to an airing cupboard and a store.

## The Outside

The property is set back from the crescent behind a double-width driveway and planted front gardens. To the rear are lovely south-facing gardens with a private aspect.



There is a generous patio terrace to the immediate rear of the main house, a central lawn, and, at the top of the garden, a useful secondary lawned area that would be ideal to house a play space, or pergola, and further entertaining spot.





## The Location

The village is home to a thriving community and boasts excellent local schools. There are numerous amenities available, including a doctor's surgery, a dental practice, a chemist, and a library. There is also a bakery, a greengrocer, coffee shops, pubs, and eateries. Beautiful countryside walks are easily accessible, and you can conveniently reach Loughborough and Nottingham by car or a regular bus service.

## Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

Maintenance charge approx. £180 per annum.

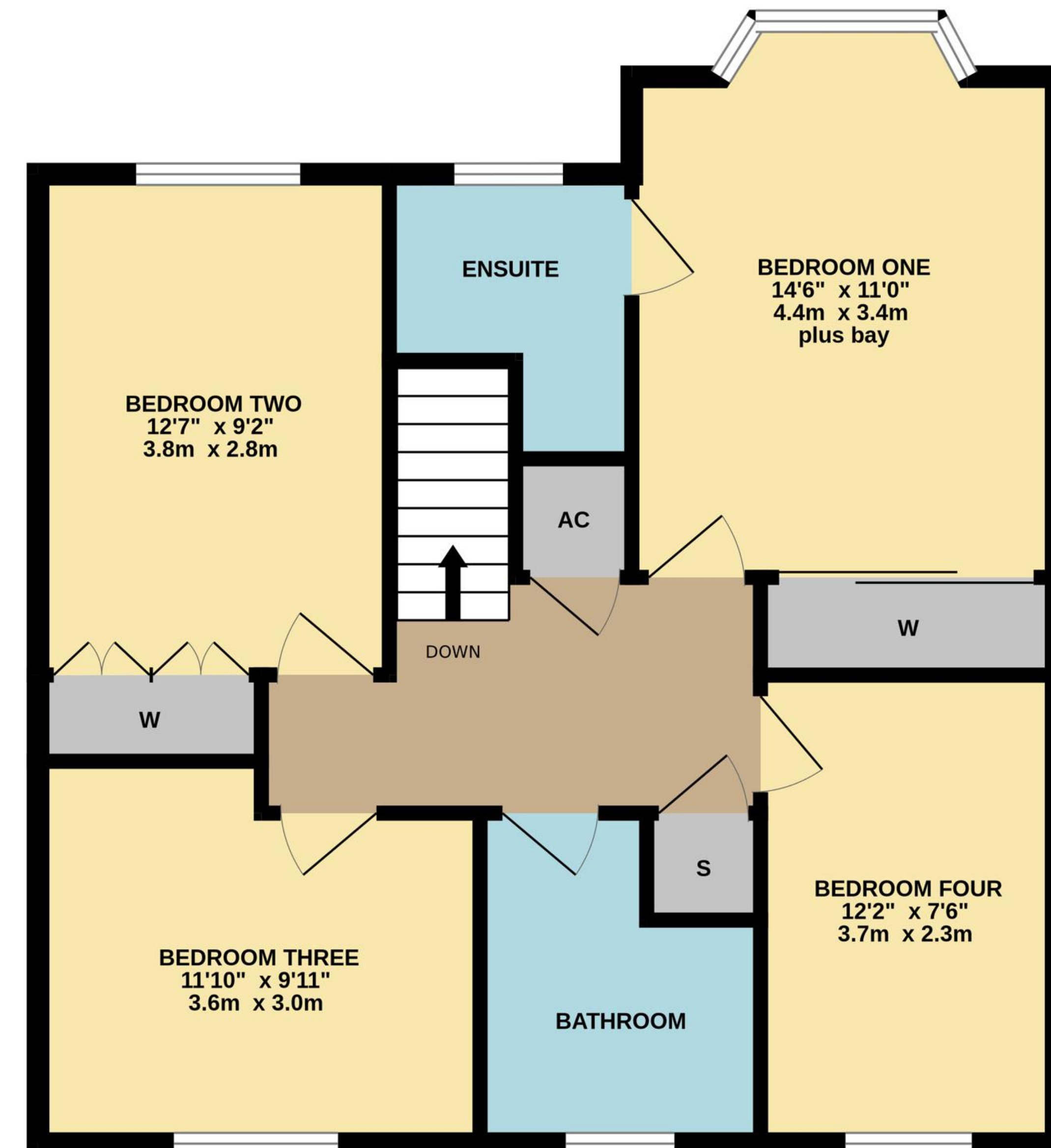
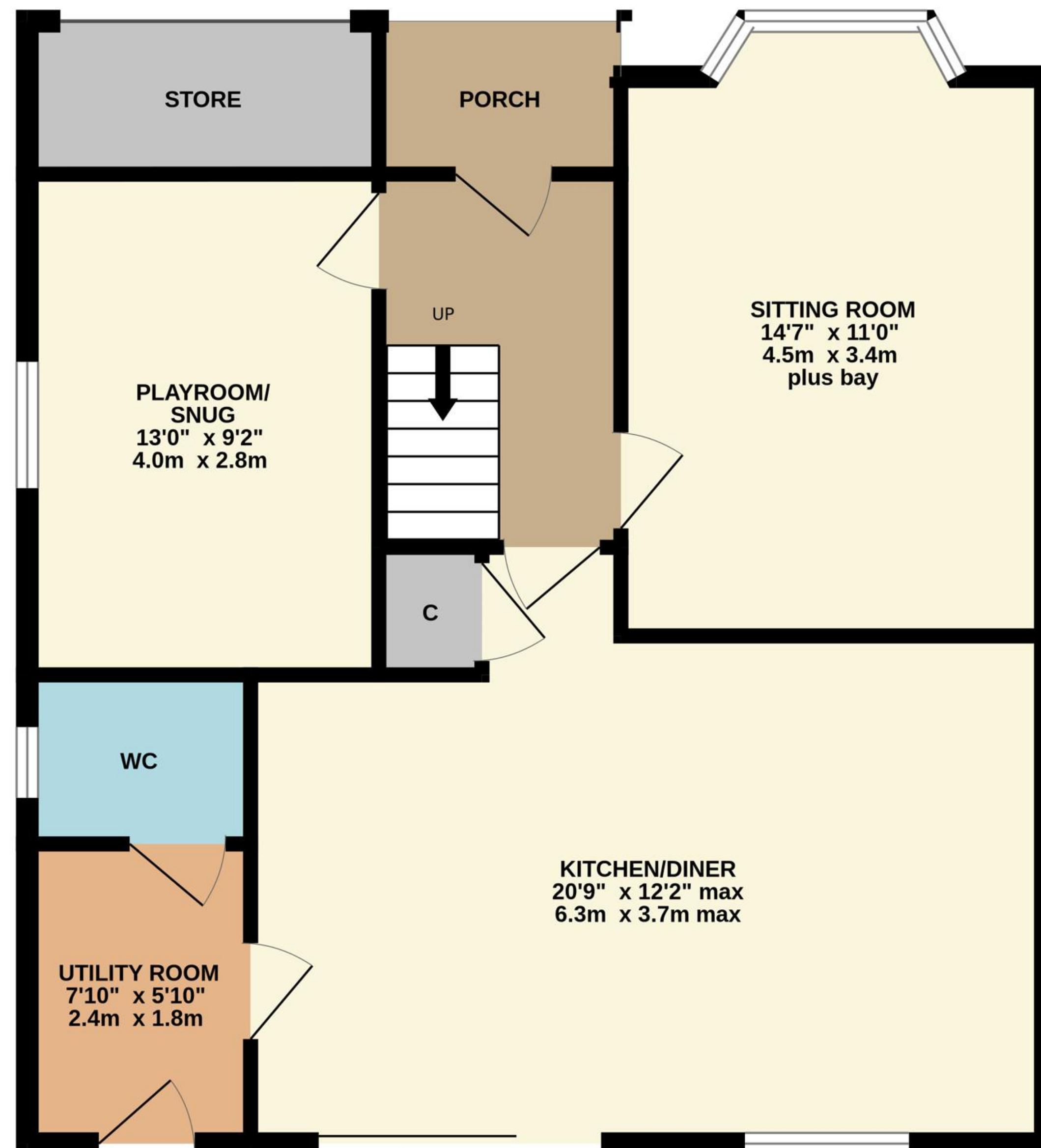
Local Authority: Rushcliffe Borough Council.

## 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 : 1469 sq.ft. (136.5 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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