



Smiths
your property experts

Anning Crescent

East Leake

- Spacious executive detached modern family home
- Built by David Wilson Homes in 2024 to 'The Layton' design
- Open-plan 'living' kitchen with a separate utility room
- Two reception rooms, including a beautiful sitting room
- Four double bedrooms and two bathrooms
- Generous off-road parking and a garage
- Situated in a desirable corner plot on a private shared drive
- Superb position overlooking green space to the front

General Description

Smiths Property Experts are delighted to introduce to the market this executive four-bedroom detached family home on 'The Skylarks' development in the sought-after village of East Leake.

Built by David Wilson Homes in 2024 to 'The Layton' design, the property is situated in a desirable corner plot on a private shared driveway with an aspect over green space to the front. The property benefits from generous off-road parking and a garage.

Sold with the remainder of the 10-year NHBC warranty, the beautifully designed floor area includes four double bedrooms, two bathrooms, two reception rooms, and an open-plan 'living' kitchen with a separate utility room.





The Property

The generous floor area measures approximately 1,529 square feet (excluding the garage). The property is presented in immaculate condition with bright and spacious interiors.

The accommodation comprises an entrance hall with a useful cloak cupboard, a playroom/office, a beautiful light-filled sitting room with patio doors, and an open-plan 'living' kitchen featuring a second set of patio doors leading out to the rear garden. The kitchen is contemporary, with integrated appliances that include an eye-level double oven, gas hob, fridge, freezer, and dishwasher. There is a useful utility room with a door to the rear of the property and a separate downstairs w.c.

Upstairs, there are four double bedrooms and a contemporary four-piece family bathroom. The main bedroom suite benefits from fitted wardrobes and an en-suite shower room. One of the other bedrooms also has fitted wardrobes, and window shutters are fitted throughout the property.

The Outside

The property is situated on a private shared driveway with a garage to the left-hand side, a driveway with parking for two vehicles, as well as a parking space to the front. The rear gardens are mainly laid to lawn and partially walled.





The Location

The village is home to a thriving community and boasts excellent local schools. There are numerous 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.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Rushcliffe Borough Council.

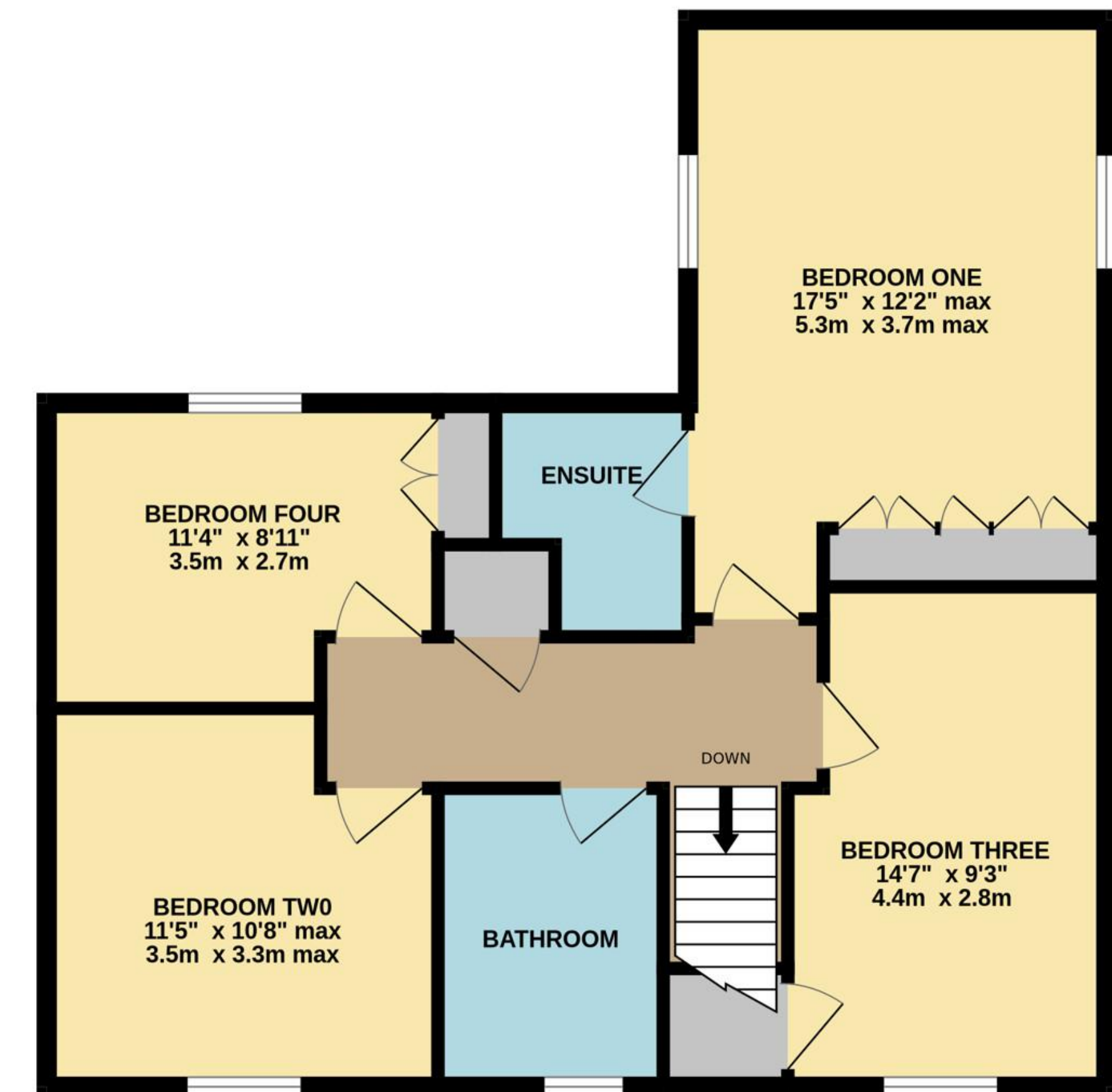
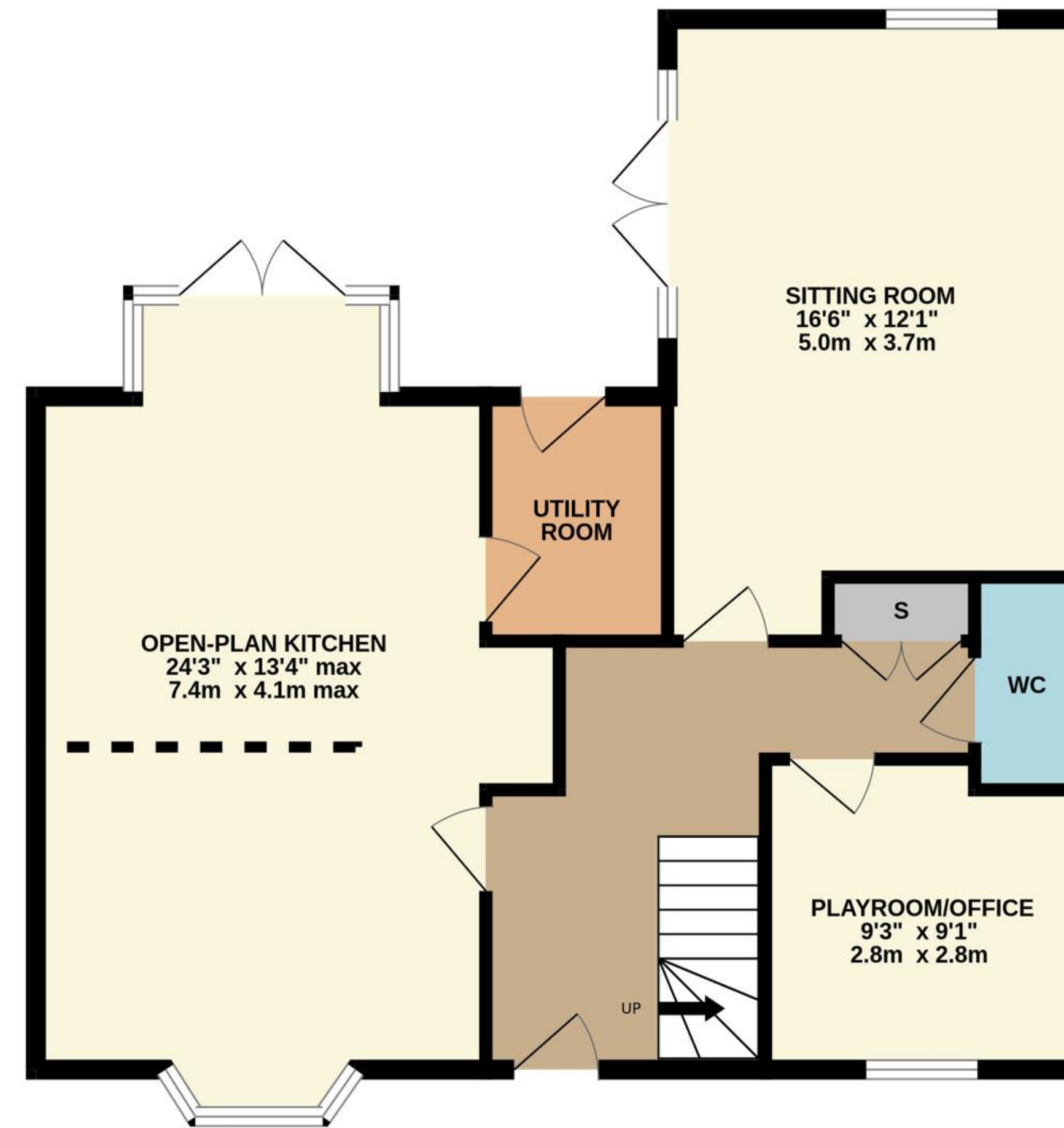
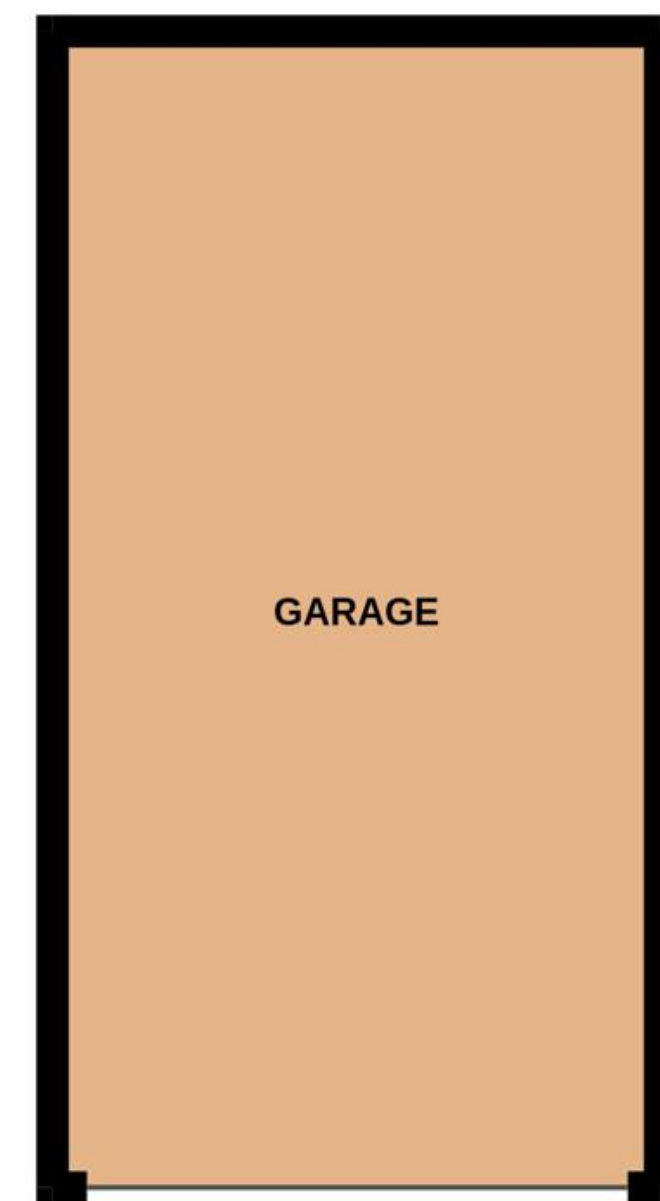
Agents Note

The service charge is estimated to be approximately £93 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 : 1761 sq.ft. (163.6 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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