



Smiths
your property experts

Roulstone Crescent

East Leake

- Beautifully finished link detached family home
- Private driveway and an attached single garage
- Modern open-plan kitchen and a separate utility room
- Through reception space with a wood-burning stove
- Three good-sized bedrooms and two bathrooms
- Landscaped and private lawned rear gardens
- Added benefit of solar panels
- Peaceful residential area in this highly regarded village

General Description

Smiths Property Experts are delighted to introduce to the market this beautifully finished and extended link detached family home. The property is situated in a peaceful residential area in the highly regarded village of East Leake and features modern living space, including an open-plan contemporary kitchen with a separate utility room. The plot is excellent, with a side-by-side driveway and totally private rear gardens. Modern solar panels have also been installed to help reduce energy costs for the eventual purchaser.





The Property

The property has been thoughtfully extended and is presented in A1 condition throughout. This wonderful home has a floor area measuring approximately 1,387 square feet, including the attached garage. The property is serviced by gas central heating and has the benefit of solar panels fitted to the roof.

Advertised in 'move in' condition, expect to find accommodation comprising an enclosed porch with a cloak cupboard and garage access, an entrance hall, a downstairs WC, a through reception space with an inbuilt wood-burning stove, and a contemporary open-plan kitchen with direct garden access to the rear. There is also a useful utility room and a downstairs shower room finished to a smart and modern standard. Upstairs are three good-sized bedrooms (two large doubles) and a four-piece family bathroom.

The Outside

Outside, the property is elevated from the road, behind a block paved private driveway with off-road parking side by side. There is access to the garage via an up-and-over door and a mature border to the right-hand side. The rear gardens offer a private aspect, landscaped with a spacious patio terrace to the immediate rear of the main house, along with a central lawn, timber shed, summer house, and raised patio underneath a wooden pergola.





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.

Property Information

EPC Rating: B

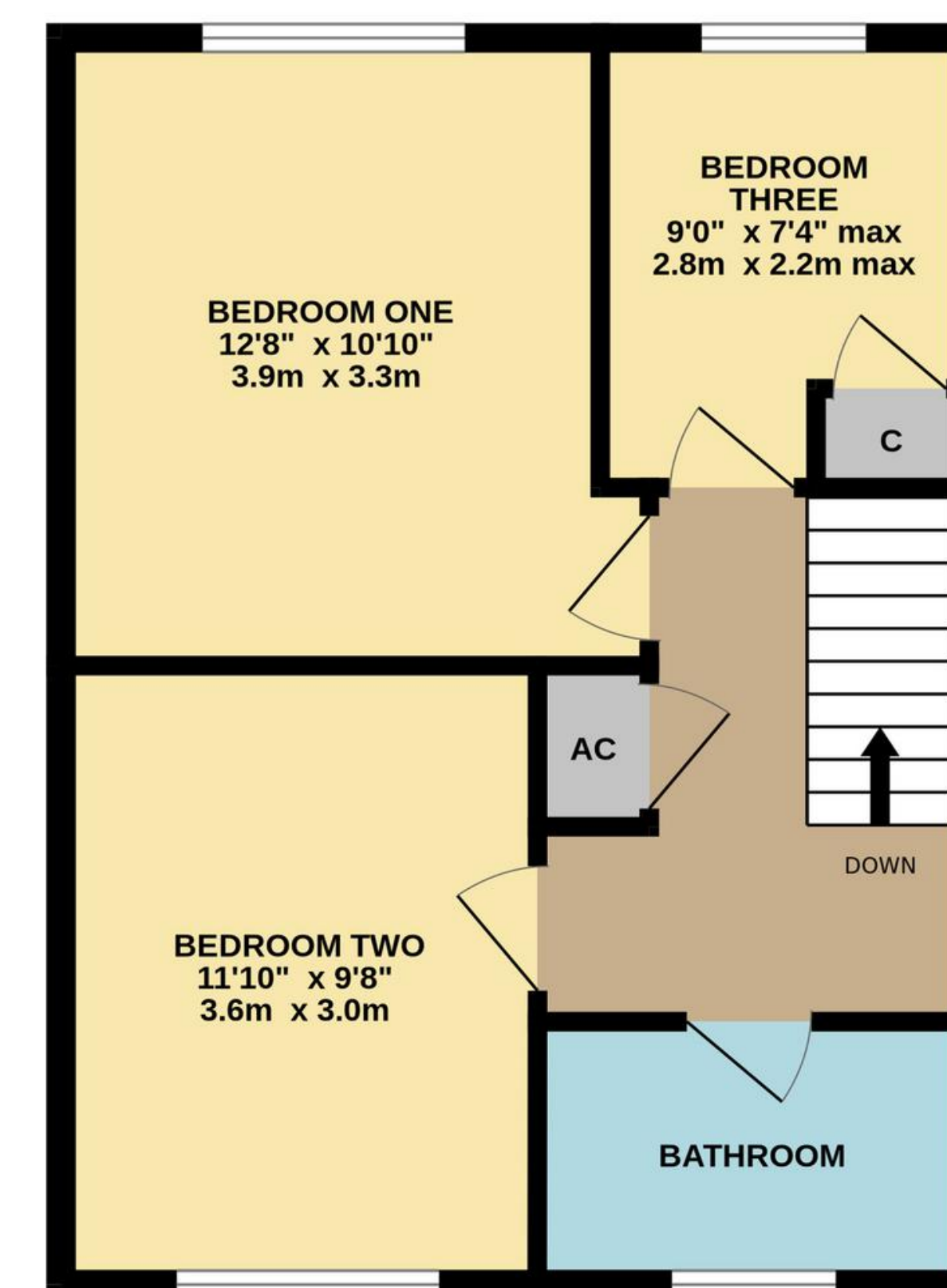
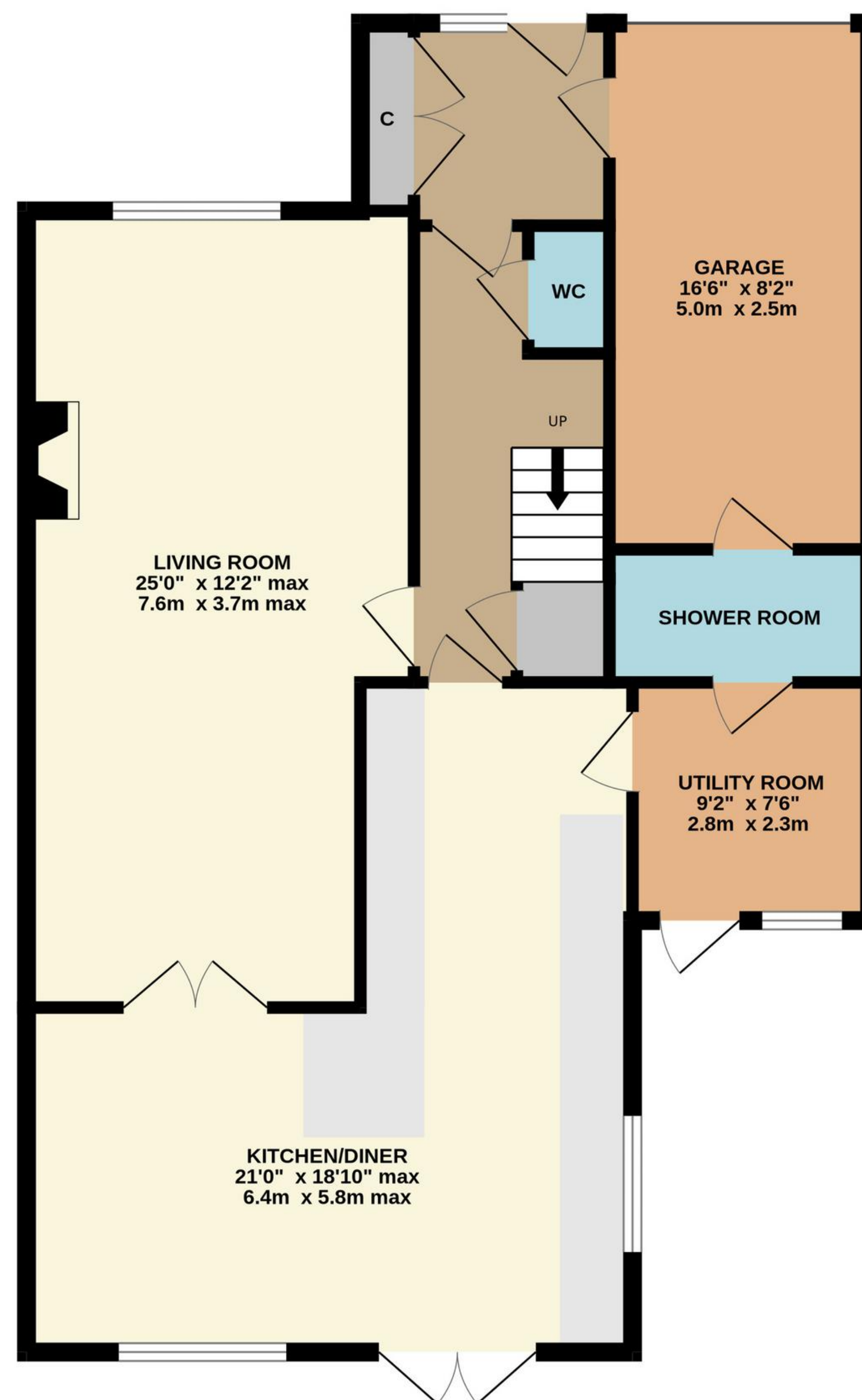
Tenure: Freehold. Council Tax Band: D.

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 : 1387 sq.ft. (128.8 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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