



Smiths
your property experts

Carlton Crescent

East Leake

- No upward chain
- Detached bungalow set in a superb plot
- Considerable potential to extend and add value
- Two good-sized bedrooms and a bathroom
- Spacious sitting room and a dining room/third bedroom
- Fitted kitchen through to two conservatory spaces
- Generous lawned front gardens and a private driveway
- Exceptional rear gardens and a single garage

General Description

Smiths Property Experts offer to the market, with no upward chain, this two (originally three) bedroom detached bungalow set in a most generous plot with expansive gardens extending to approximately 0.15 acres. The property is situated in a peaceful and private location in the highly regarded village of East Leake, and boasts considerable potential to extend, modernise and add value.

The Location

The property is situated in an established residential area within walking distance of the village centre and amenities, including a doctor's surgery, dental practice, chemist, and a library. There is also a bakery, 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.





The Property

The main house affords uPVC double glazing and gas central heating throughout. In need of modernisation, the property has a generous footprint extending to approximately 929 square feet (excluding the single garage). The accommodation comprises, in brief, an enclosed porch, an entrance hall, two bedrooms, and a family bathroom. There is a spacious sitting room with internal double doors leading to a dining room, which was originally a separate bedroom and could be converted back should the eventual purchaser wish. There is a fitted kitchen and two conservatory spaces to the rear of the main property overlooking the gardens.

The Outside

The property is set back from this quiet and mature residential street, behind generous lawned front gardens. A private driveway to the left-hand side leads to a single garage with an electrically operated roller door and a recently refitted roof covering. The rear gardens are exceptional. Large, laid mainly to lawn, and with a path to the rear, there is a timber shed and a number of mature fruit trees.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

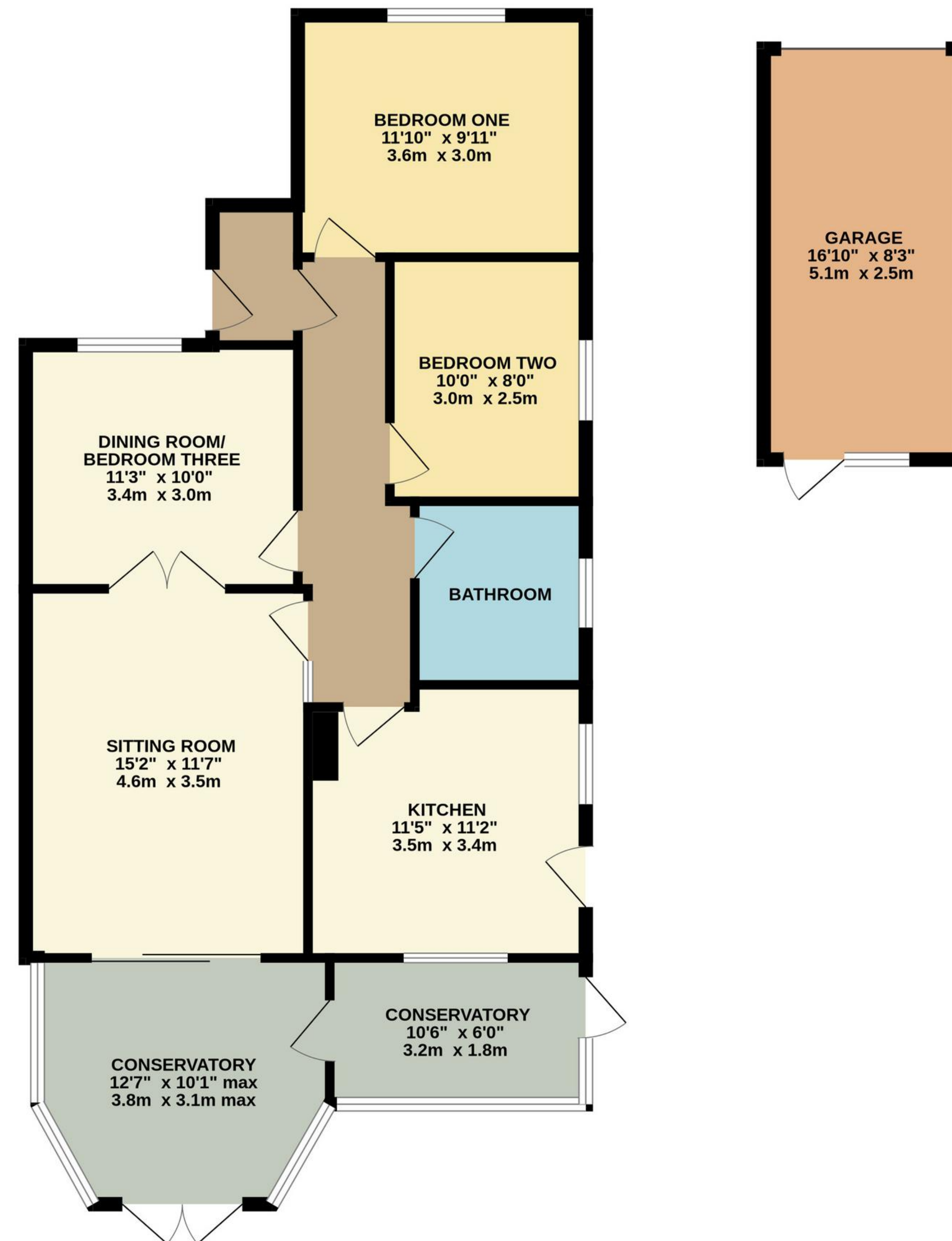
Important Information

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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