



Smiths
your property experts

Windmill Crescent

East Leake

- Beautifully presented family home
- Set on a quiet residential street
- Recently upgraded kitchen/diner
- Generous and light-filled sitting room
- Three double bedrooms and two bathrooms
- Insulated garden room/office with power and light
- Private driveway with parking for two vehicles
- Beautiful rear gardens with two seating areas

General Description

Smiths Property Experts offer to the market this beautifully presented three-double-bedroom family home. Boasting generous west-facing private rear gardens, including an insulated garden room/office.

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 both the village centre and open countryside.





The Property

This immaculate home has been considerably improved by the current owners, who have just completed a full redecoration, replacement of carpets and modernisation of the tasteful kitchen. Boasting modern and spacious accommodation that seamlessly blends character and thoughtful design. The property boasts UPVC double glazing and gas central heating throughout. The accommodation is laid over two floors and extends to around 1,063 square feet. Expect to find, in brief, an entrance hall with a WC and under-stairs storage. There is a generous separate sitting room, and across the rear a lovely kitchen/diner with direct garden access to the rear. The kitchen has been upgraded recently, having been resprayed. The hob and sink have been replaced, and a boiling tap has also been installed. There are high-quality shutters throughout, and French doors that lead straight out to the west-facing rear gardens.

Upstairs are three bedrooms, all capable of accepting double beds. There is a smart three-piece family bathroom, and of particular note is the principal bedroom suite that affords fitted wardrobes and separate en-suite facilities.

The Outside

The property is set back and elevated from this quiet residential street behind lawned front gardens. There is a useful porch, and to the right-hand side is a tarmac-laid private driveway with off-road parking for two vehicles. To the rear are level flat gardens benefitting from all the afternoon sun and a high degree of privacy.

There is a patio to the immediate rear of the house, and a path to the bottom of the garden leading to an insulated garden room/home office with power and lighting. There are central lawns with box planters, and a second seating area to the bottom right-hand side of the garden.





The Location

The village has an active local community and boasts excellent schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery 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. East Midlands Airport is just six miles away.

Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

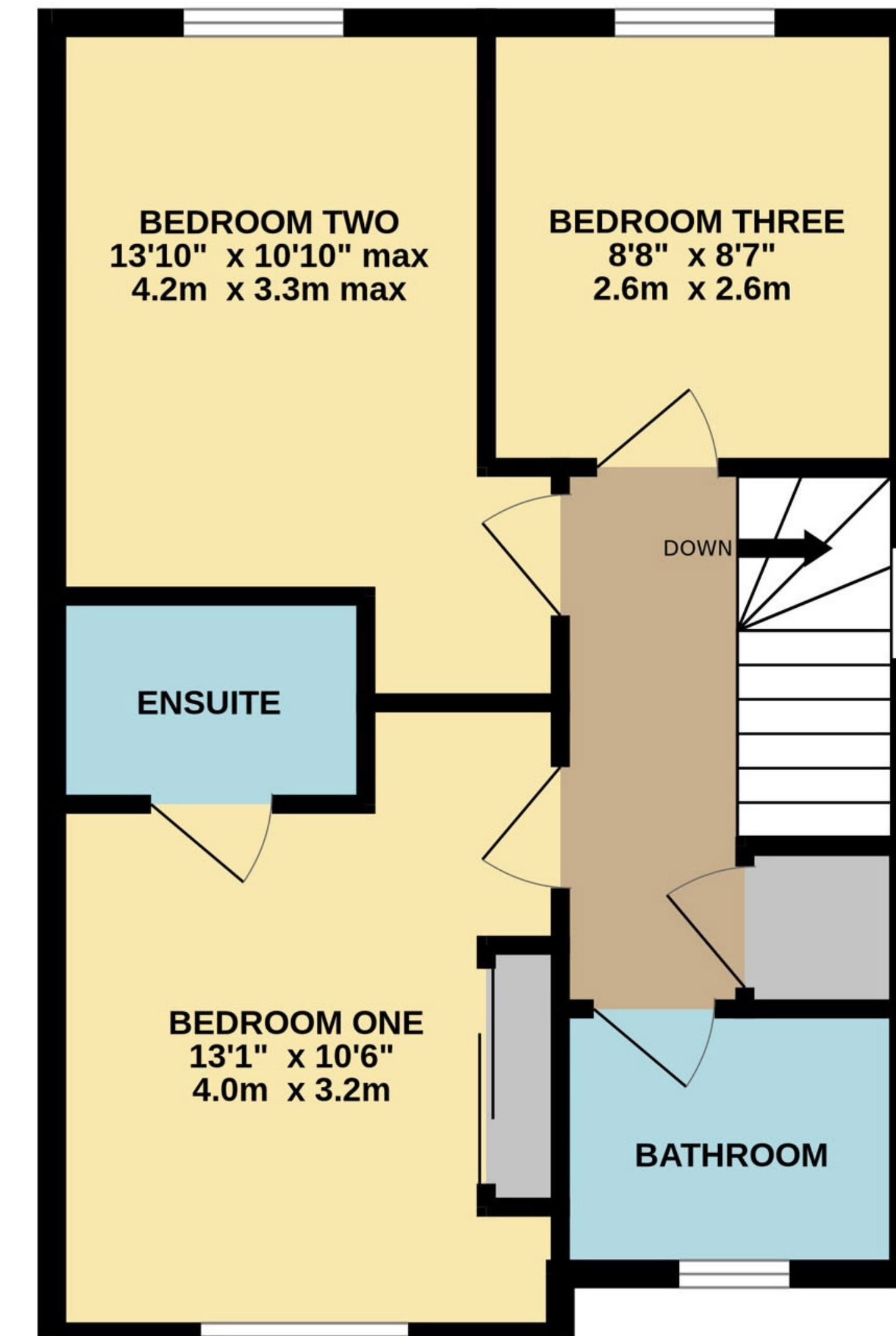
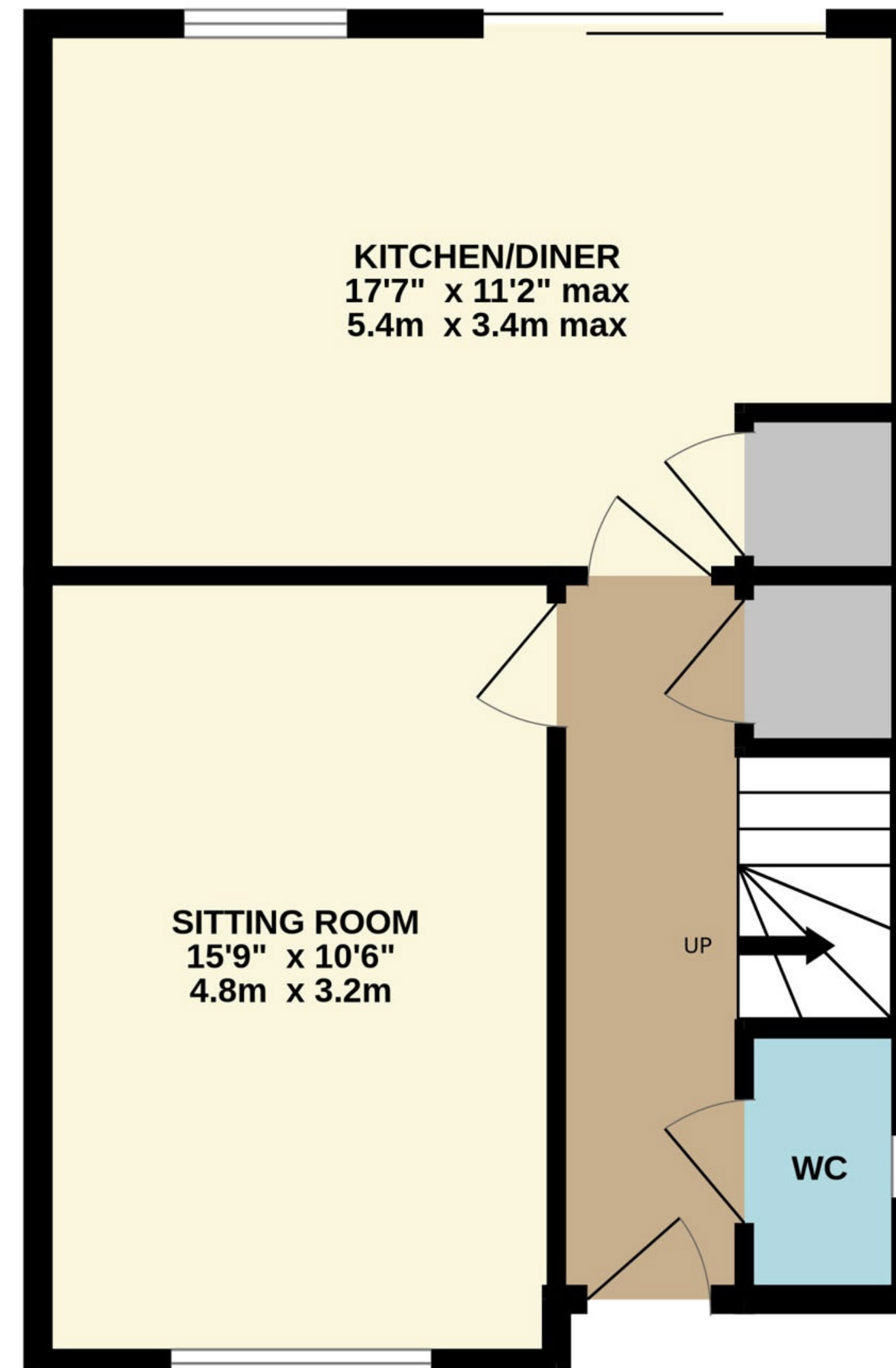
Maintenance charge approx: £202 per annum.

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 : 1063 sq.ft. (98.8 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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