



Smiths  
your property experts

# Campion Crescent

East Leake

- Modern semi-detached family house
- Built in 2017 by the reputable David Wilson Homes
- Modern, light-filled, and spacious interiors
- Three good-sized bedrooms and two bathrooms
- Generous kitchen/diner and a separate sitting room
- Lovely and low-maintenance South-facing gardens
- Private double-length driveway with a carport over
- Close to open green space

## General Description

Smiths Property Experts are delighted to introduce to the market this modern three-bedroom semi-detached family home built in 2017. The property benefits from a private double-length driveway with a carport over and South-facing rear gardens. The living space is bright and well-presented, with generous room sizes.

The property is situated in a quiet residential location off Cornflower Way and close to open green space. This popular development is within walking distance of the village centre and its amenities.





## The Property

The living space is lovingly maintained, modern and spacious. The entrance hall leads to a contemporary kitchen/diner and a separate sitting room. Both rooms benefit from having a dual aspect with French doors leading onto the rear gardens. There is a downstairs WC and a separate cloak cupboard.

Upstairs, from a light-filled, spacious landing, are three good-sized bedrooms and a family bathroom. The main bedroom has an en-suite shower room. There is also an airing cupboard.

## The Outside

The property has a landscaped frontage with low-maintenance front gardens and a private double-length driveway with a carport partly over.

The garden to the rear enjoys a lovely, South-facing aspect and has a patio seating terrace. A side gate leads to the driveway.





## The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are numerous 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.

## Property Information

EPC Rating: B.

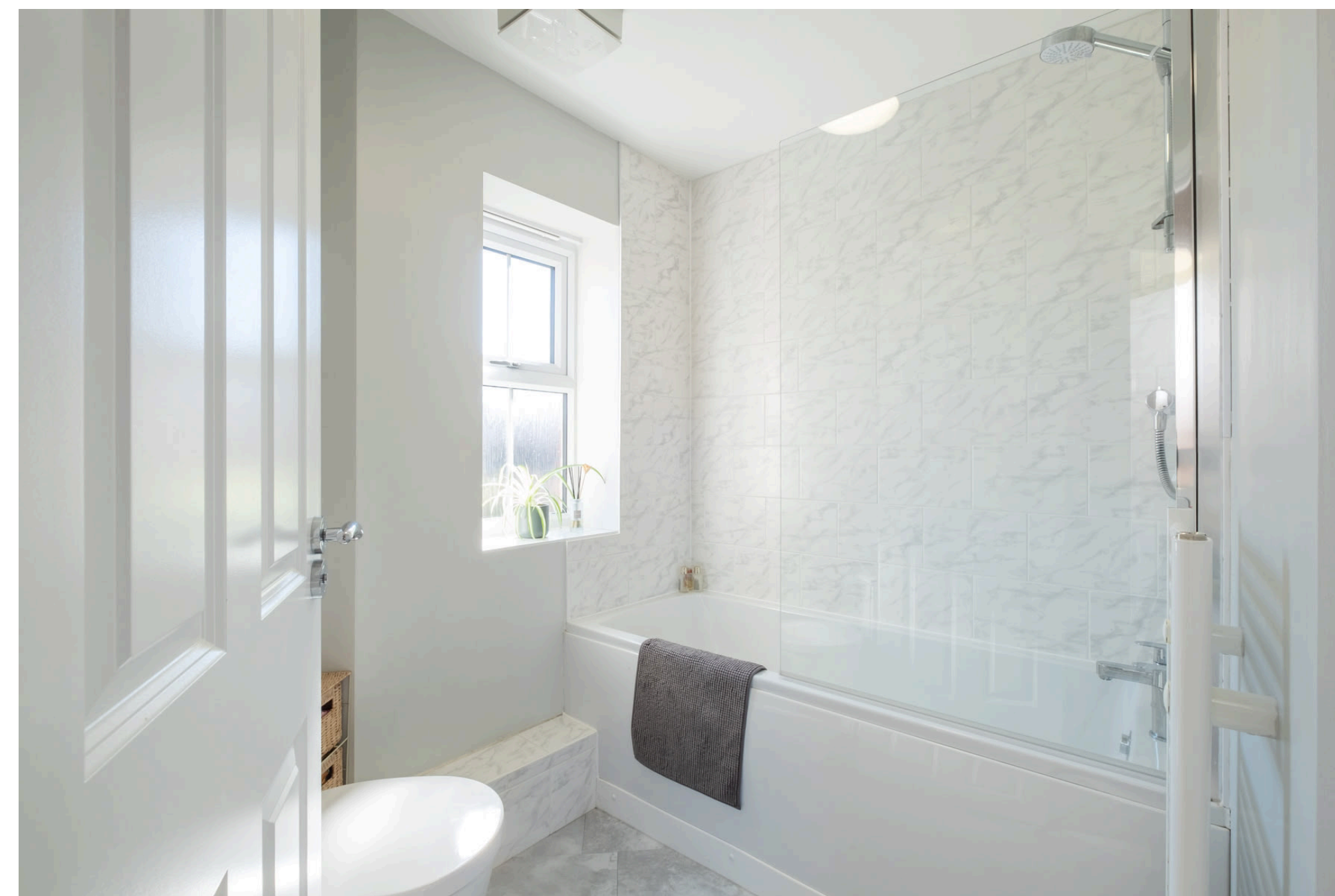
Tenure: Freehold. Council Tax Band: D.

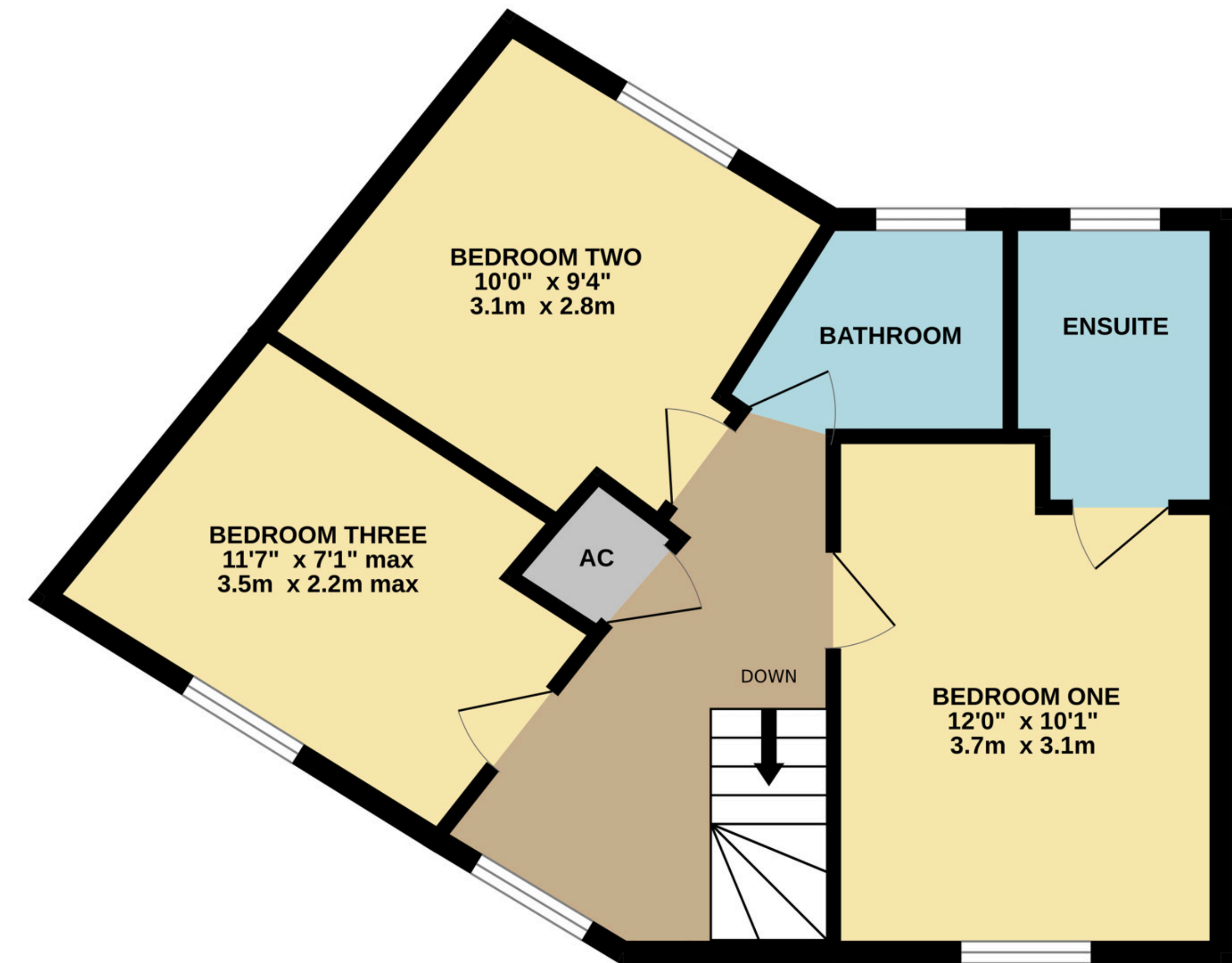
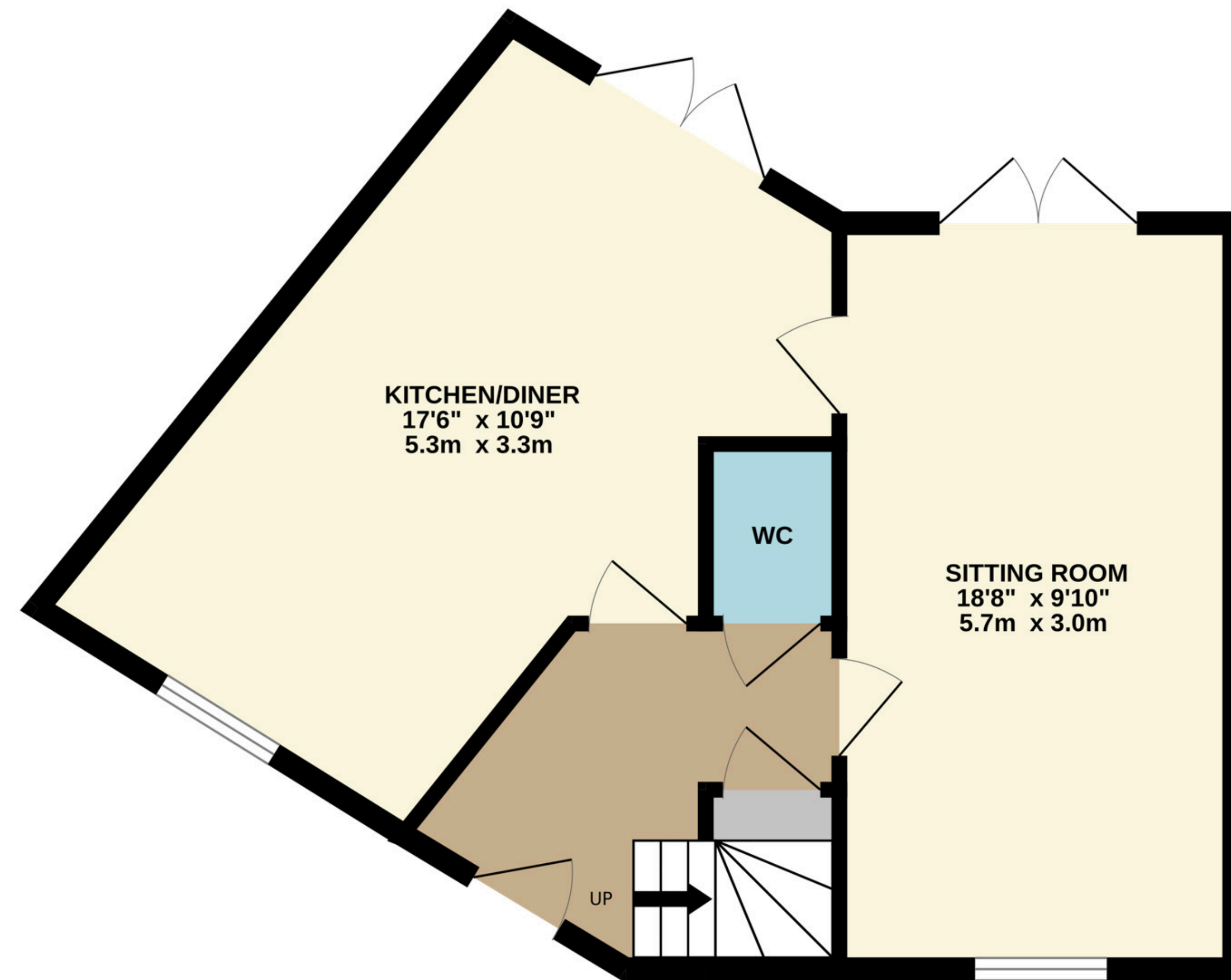
Maintenance charge: approx. £182.12 per annum

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 : 968 sq.ft. (89.9 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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