Smiths

your property experts

St. Marys Crescent

East Leake

- No upward chain
- Immaculate and upgraded semi-detached home
- Set back from a quiet road behind beautiful front gardens
- Light-filled sitting room and a useful utility
- Modern fully fitted kitchen/diner
- Three good-sized bedrooms and a bathroom
- Generous gravel-laid gated driveway
- Within a stone's throw of excellent local schooling



General Description

Smiths Property Experts offer to the market with no upward chain, this immaculate and considerably upgraded three-bedroom semi-detached home. The property occupies a generous and impressive plot with private front and rear gardens, and a gated driveway, in the heart of East Leake.

Constructed in the late 1940s in a permanent BISF construction, the property has undergone upgrades. This property would be an excellent first-time purchase or investment, offering exceptional value for money in a highly regarded village location.









The Property

The property is presented in excellent condition for its price point and type. The floor area measures a generous 979 square feet approximately and is presented in ‘move-in’ condition with light and bright living space, gas central heating and uPVC double glazing.

The accommodation comprises an open entrance hall/sitting room, and to the rear a fully fitted kitchen/diner with separate utility and outbuilding store. Upstairs are three good-sized bedrooms, including two large doubles, and a modern family bathroom.

The Outside

Set back from a quiet road behind a high-level hedgerow and landscaped lawned front gardens benefitting from all-day sun, the property has a large plot that extends to the left-hand side and to the rear of the main house.

There are further lawned gardens to the rear, and a generous gravel-laid gated driveway providing private off-road parking to the side.







The Location

The village boasts a close-knit community and a wide array of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There are also several independent shops, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

Property Information

EPC Rating: C.
Tenure: Freehold. Council Tax Band: B.
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 : 979 sq.ft. (90.9 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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