

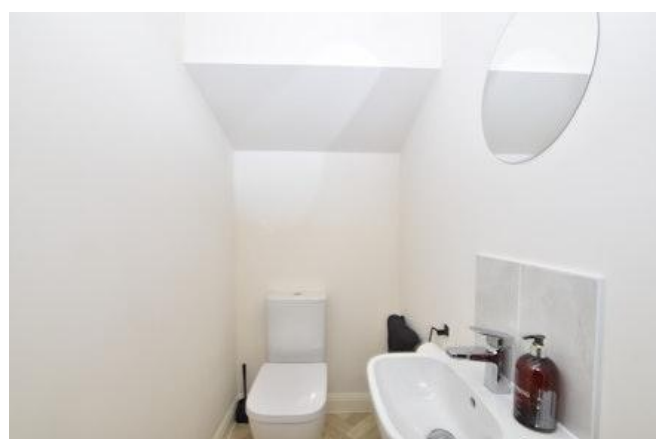


Anning Crescent, East Leake



£275,000

- DAVID WILSON HOME
- EN-SUITE
- VILLAGE LOCATION
- BUILT IN 2023
- DOWNSTAIRS WC
- KITCHEN DINER
- FREEHOLD
- EPC rating B



Situated on the well-regarded Skylarks development by David Wilson Homes, this beautifully presented three-bedroom home offers modern living in a prime village location. Built just three years ago, the property combines high-spec finishes with practical design, creating a home that's both stylish and functional.

The kitchen is fitted with integrated appliances including a built-in fridge freezer, four-ring gas hob, and a Zanussi electric oven — all complemented by sleek worktops and modern cabinetry. A spacious lounge at the rear opens onto the garden, while a downstairs WC adds convenience to the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom enjoying its own private en-suite shower room. A modern family bathroom serves the additional bedrooms, making this an ideal layout for growing families or those needing flexible home-working space.

Outside, the home benefits from off-road parking for two vehicles and a private rear garden. Its position within the development offers a quiet residential setting, with green spaces and footpaths nearby. Excellent Location in a Thriving Village.

East Leake is a vibrant and well-connected village offering a fantastic range of amenities including shops, pubs, a leisure centre, medical centre, and a Co-op supermarket. Families are particularly drawn to the area for its excellent school catchments — with both Brookside Primary School and the highly regarded East Leake Academy (secondary) within easy walking distance.



LOUNGE 3.74m x 4.59m (12'4" x 15'1")

DOWNSTAIRS WC 1.05m x 1.56m (3'5" x 5'1")

KITCHEN DINER 3.31m x 4.74m (10'11" x 15'7")

BEDROOM 1 3.22m x 3.27m (10'7" x 10'8")

BEDROOM 2 2.47m x 3.88m (8'1" x 12'8")

BEDROOM 3 2.18m x 2.28m (7'2" x 7'6")

EN-SUITE 1.38m x 2.11m (4'6" x 6'11")

BATHROOM 1.81m x 2.18m (5'11" x 7'2")

SERVICES

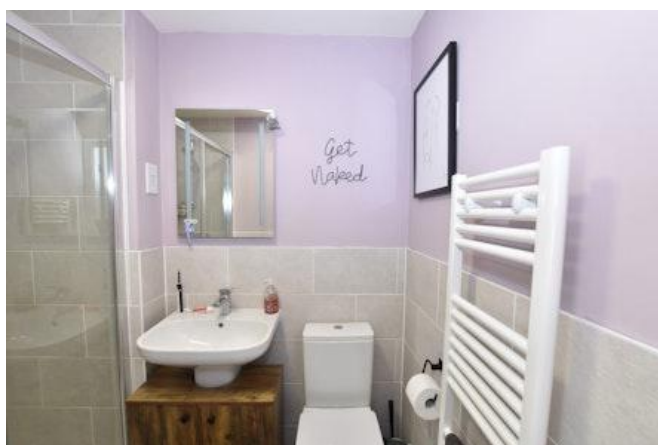
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band C
This is a freehold property but will be subject to a management charge from 2026 of £97 a year.

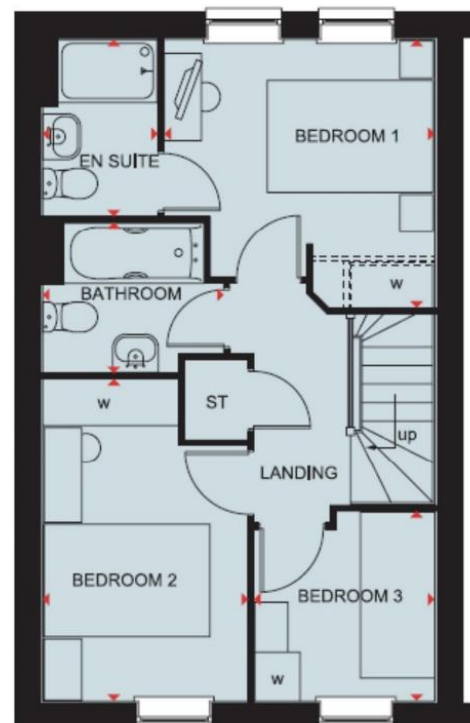
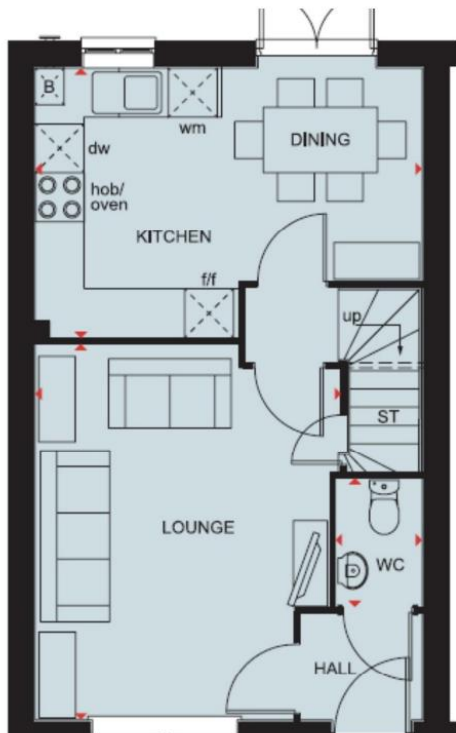
DISCLAIMER

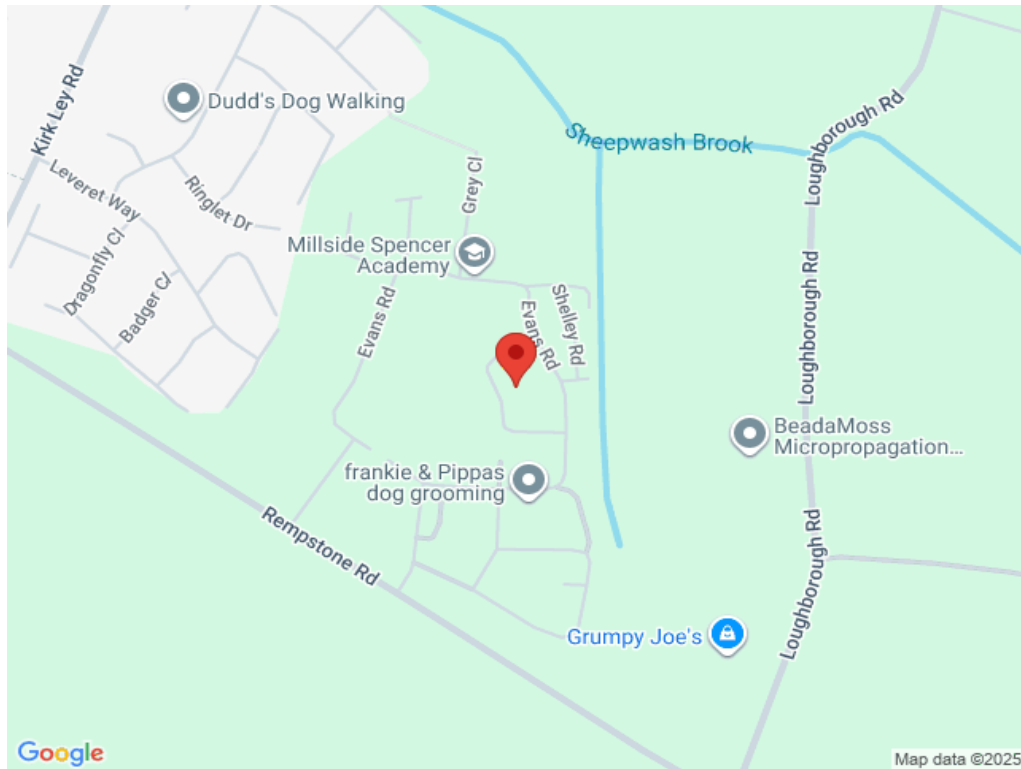
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.







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