



Smiths  
your property experts

# Foxglove Crescent

East Leake

- Impressive and light detached family home
- Set in a lovely position overlooking green space
- Light-filled kitchen/diner with direct garden access
- Generous sitting room and a dining room/snug
- Four good-sized bedrooms and two bathrooms
- Private double-width driveway and a detached garage
- Beautiful south-facing rear gardens
- Situated in a sought-after modern development

## General Description

Smiths Property Experts offer to the market this impressive, detached family home built by David Wilson Homes in 2018. Set in a prominent position overlooking green space to the front, the property features south-facing rear gardens and a detached garage.

The immaculate internal living space comprises four good-sized bedrooms, two bathrooms, and three reception rooms, including a kitchen/diner that leads onto the rear gardens.





## The Property

The accommodation is laid across two floors, filled with natural light, and presented in lovely condition throughout.

The property boasts the remaining two years of NHBC warranty. With living accommodation comprising an entrance hall with stairs rising to the first floor, a cloak cupboard, a front-to-back main sitting room, a dining room/snug, and a kitchen/diner with doors leading out onto the rear patio. There is also a downstairs WC.

Upstairs, centred around the landing are four good-sized bedrooms and the family bathroom. The principal bedroom suite affords plentiful built-in storage and has a private shower room.

## The Outside

The property is positioned in a lovely spot overlooking green open space to the front. There is a private double-width driveway on the right-hand side.

There is a detached garage behind the driveway, and lawned south-facing gardens to the rear with a sun-filled seating deck laid across the back of the main house.





## The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are plenty of amenities available, including a bakery, homeware shop, 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: E.

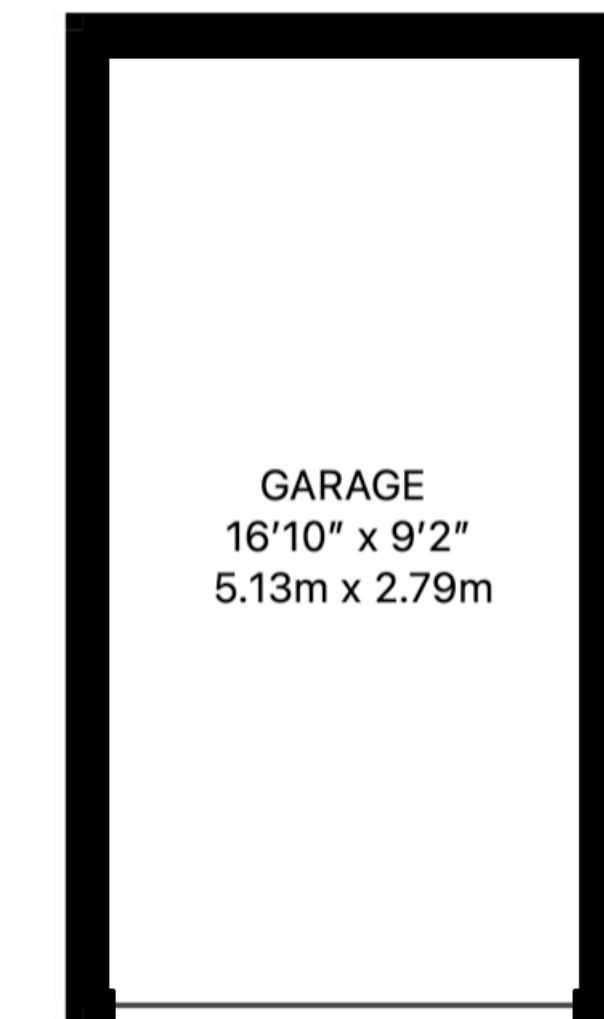
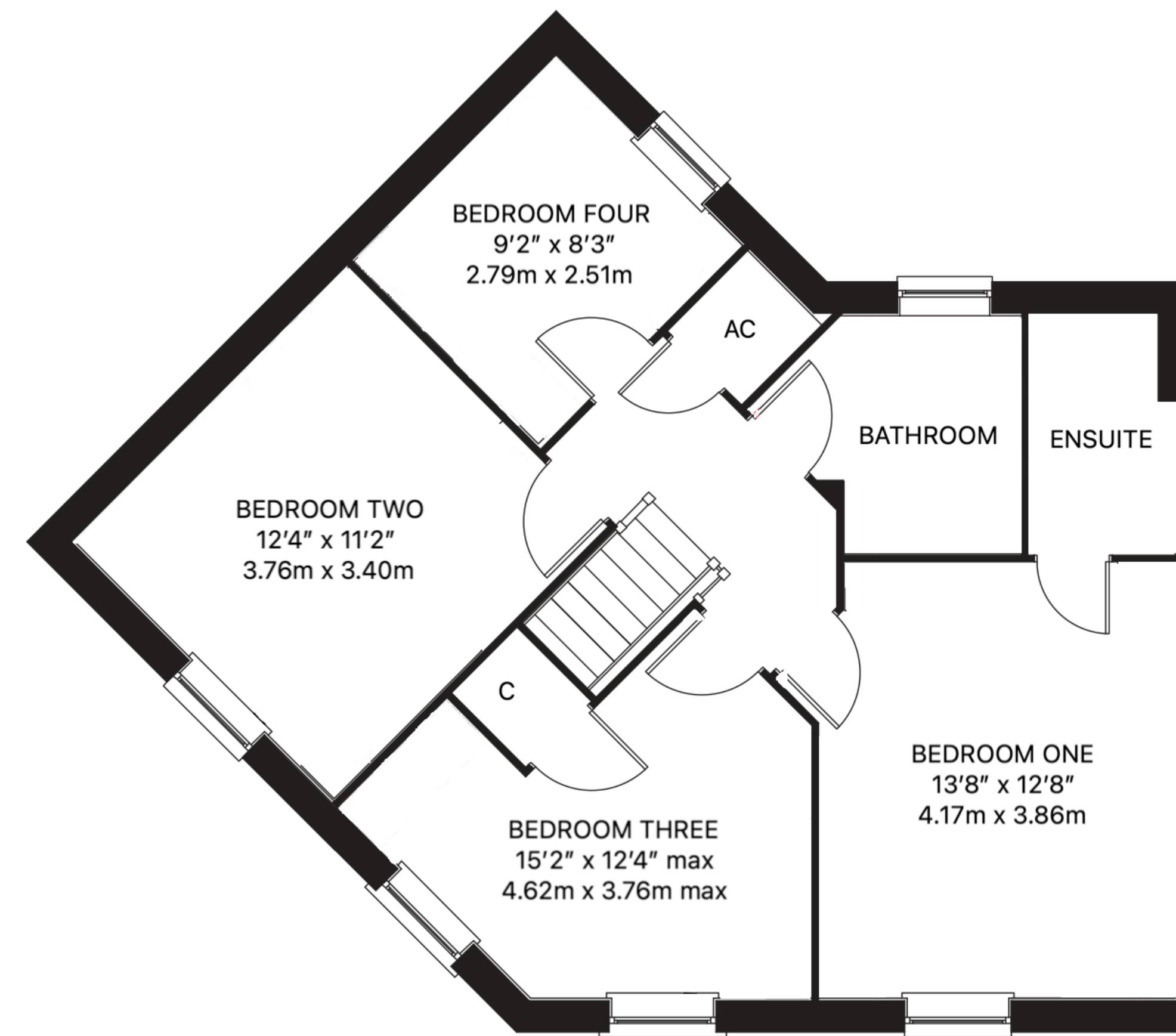
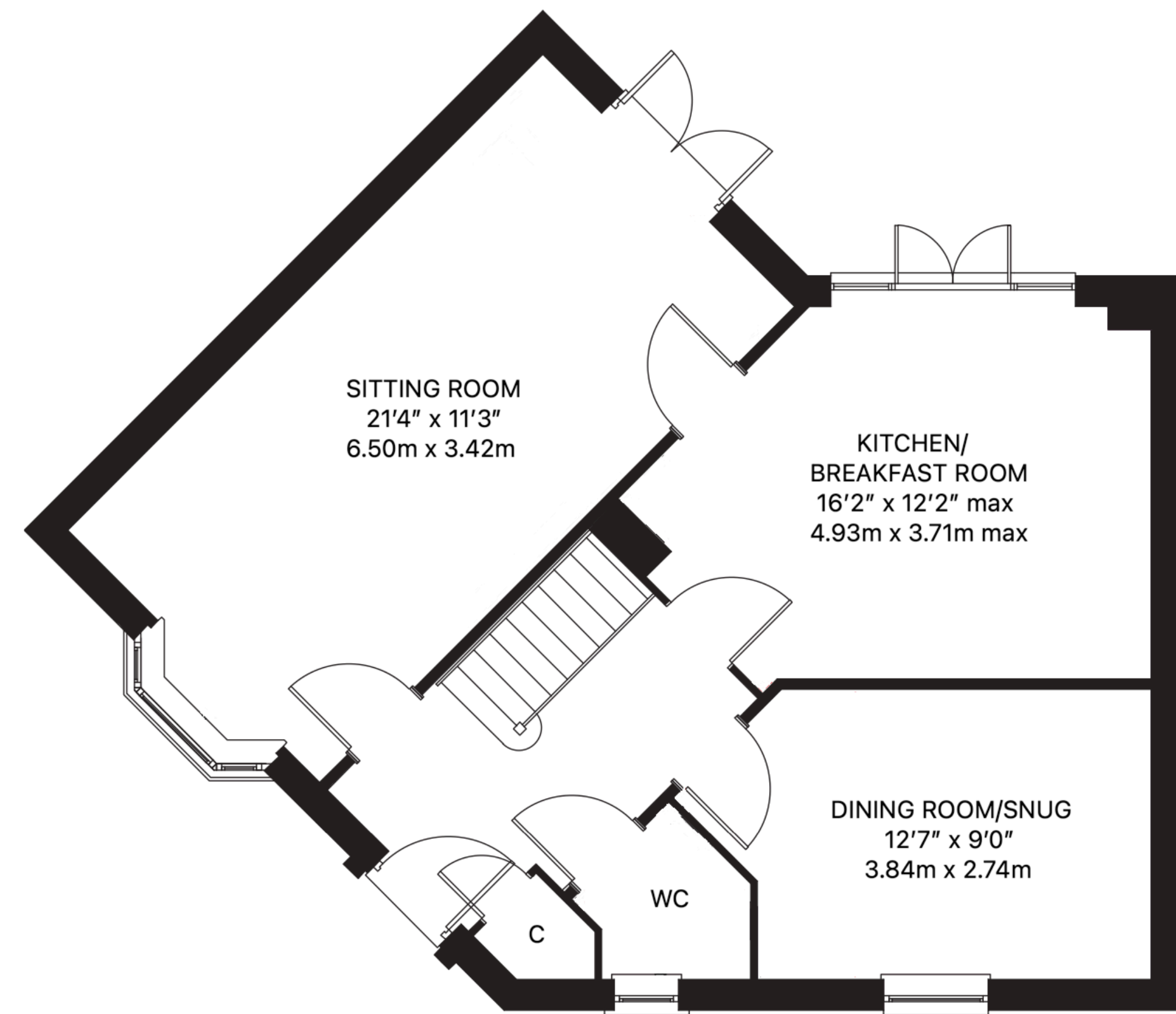
Maintenance charge approx: £204.98 per annum.

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.





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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