



Smiths
your property experts

Jackson Crescent

East Leake

- Highly efficient detached family home
- Open-plan contemporary living space with bi-fold doors
- Three double bedrooms and two bathrooms
- Off-road parking for two vehicles and a garage
- Lawned rear gardens with a private and west-facing aspect
- Quiet residential area with no through traffic
- Underfloor heating, air conditioning and solar panels
- EPC Rating: A

General Description

Smiths Property Experts offer to the market a superb, detached family home with open-plan living on the ground floor, leading to west-facing private rear gardens. The property boasts renewable and high-efficiency features, resulting in an EPC rating of A. Additionally, the home includes three double bedrooms, a driveway with off-road parking, and a garage.

The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including excellent local schooling. There is also a butchers, bakery, greengrocers and several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.







The Property

The property boasts exceptional features including solar panels, a HIVE remote control thermostat, and a water butt for rainwater harvesting. Additionally, the downstairs has wet piped underfloor heating and air conditioning with reverse heating available. As a result, the property has an outstanding EPC rating of A.

The ground floor has been extended to create an open-plan living area with a fully fitted kitchen and breakfast bar, a dining area, and a living room with bi-fold doors leading to the west-facing rear gardens. There is also a generous entrance hall and a WC/utility room. Upstairs are three double bedrooms and a family bathroom, accessed from a central landing with an airing cupboard. The principal bedroom features a separate en-suite shower room and fitted wardrobes. The total accommodation extends to 1,219 square feet (including the garage).

The Outside

The property is located in a quiet residential area with no through traffic. There is a private driveway on the right-hand side that can accommodate two vehicles, with a garage behind it that includes an up-and-over door, power, and lighting.

The lawned gardens to the rear have a completely private and west-facing aspect. The borders are mature, and a stone terrace is perfect for entertaining. A personnel gate provides access to the driveway.







Property Information

EPC Rating: A.

Tenure: Freehold. Council Tax Band: D.

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.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



