



Smiths  
your property experts

# Jackson Crescent

## East Leake

- No upward chain
- Double fronted semi-detached family house
- Built in 2011 by David Wilson Homes
- Three good-sized bedrooms and a modern family bathroom
- Contemporary kitchen/diner with French doors
- Off-road parking and a single garage
- Sought-after village with excellent schooling and amenities
- EPC Rating A

### General Description

Smiths Property Experts offer to the market with vacant possession, and no upward chain a smart three-bedroom semi-detached home. This lovely property was built in 2011 by David Wilson Homes and is situated in a peaceful cul-de-sac just a short walk from the village centre in East Leake. The property is presented in excellent condition and offers modern, bright living space in a delightful village setting.

### The Location

The village has a true community feel and spirit with excellent local schooling and a bustling High Street. The amenities include a bakery, greengrocers, a florist, and several coffee shops, pubs and eateries. There are beautiful countryside walks close by, whilst 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 affords uPVC double glazing, gas central heating and PV solar panels, benefitting the eventual purchaser with comparatively low and affordable utility bills. The floor area measures approximately 820 square feet with modern living space laid across two floors. The accommodation is centred around a spacious entrance hall and first-floor landing. There are three good-sized bedrooms, a modern family bathroom and plentiful storage upstairs. Downstairs is a fully fitted kitchen/diner with direct garden access, a separate sitting room, and a WC.

## The Outside

Outside, the property occupies a corner plot in an established residential setting. There are private West facing gardens with a central lawn and a delightful seating terrace. There is off-road parking to the side, a single garage with an up-and-over door, and the potential for extra storage in the roof space.

## Valuers Comments

The property is an excellent option for those looking for value for money in a fully serviced and well-thought-of village location with excellent public transport and links to Nottingham city centre.





## Property Information

EPC Rating A.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

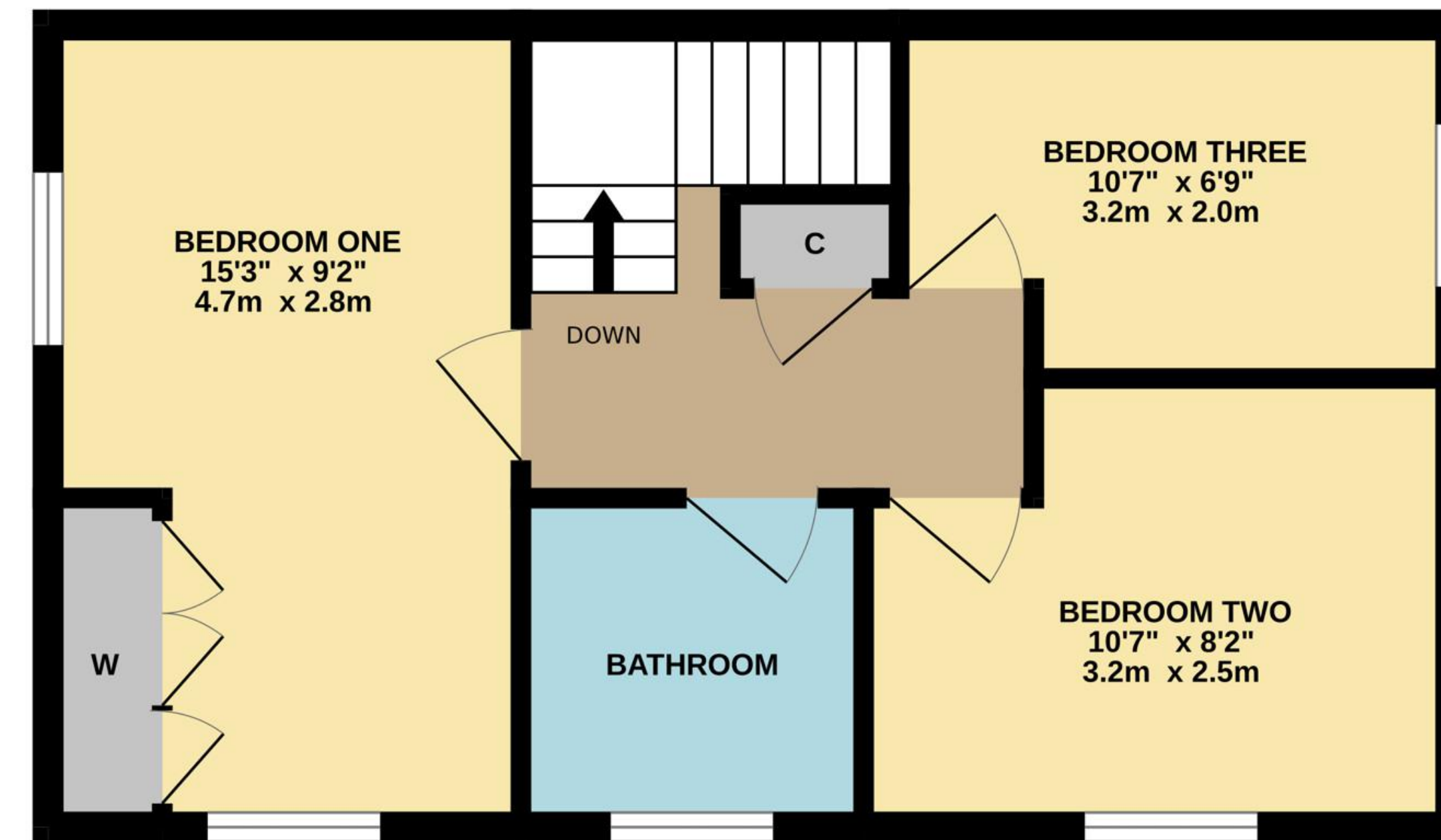
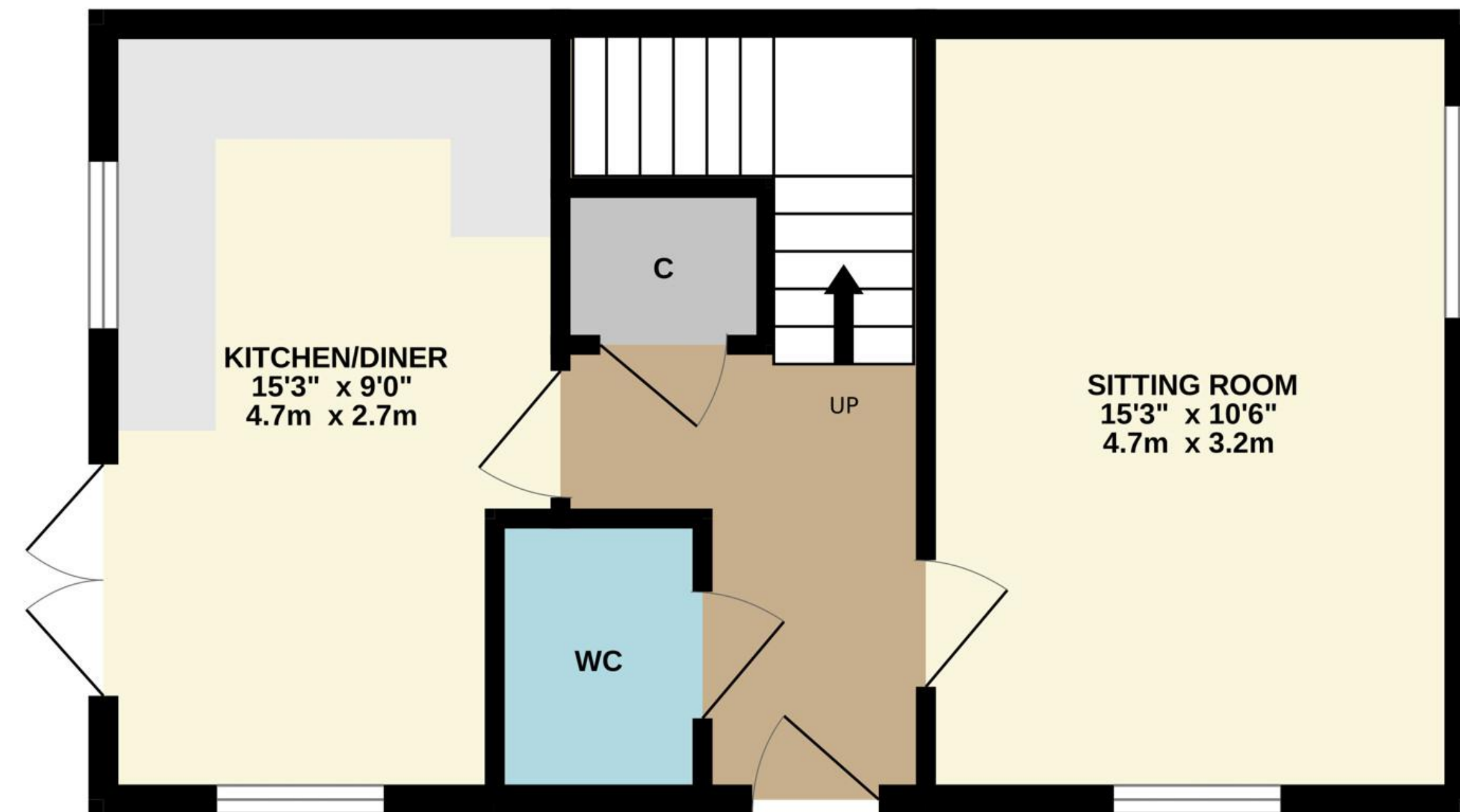
## Important Information

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 : 817 sq.ft. (75.9 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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