



Smiths
your property experts

Foxglove Crescent

East Leake

- No upward chain
- Immaculate four-bedroom detached family home
- South facing gardens and view of open countryside
- Built by David Wilson Homes in 2018
- Located in the well-regarded Cornflower Way development
- Off-road parking and a garage with power and lighting
- Four good-sized bedrooms and two bathrooms
- Open-plan kitchen with French doors and a utility room

General Description

Smiths Property Experts offer to the market, with no upward chain, this immaculate four-bedroom detached family home built by David Wilson Homes. The property is located in the ever-popular and well-regarded Cornflower Way development, just a short walk from the heart of East Leake. The property boasts South facing gardens and views of open countryside to the rear.

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, greengrocer, 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. East Midlands Airport is just six miles away.







The Property

Internally, the property is presented in first-class condition. As you would expect from a modern David Wilson home, the accommodation is well-designed, spacious, bright, and airy.

The house extends to 1309 square feet, which includes the garage, and comprises an entrance hall, WC, under-stairs cupboard, utility room, bay-fronted formal sitting room, and a fantastic open-plan kitchen with direct garden access via glazed doors. Upstairs from a central landing are four good-sized bedrooms and a modern family bathroom. There is plentiful built-in storage, and the main bedroom features fitted wardrobes and an en-suite shower room.

The Outside

Set behind low-maintenance gardens with a pathway to the front door, the property also affords a driveway to the left-hand side with off-road parking for up to three vehicles. Behind the drive is a garage with an up-and-over door, power, and lighting. To the rear are South facing lawned gardens with an open view across the countryside and a private aspect.







Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

Maintenance: circa £145 per annum.

Local Authority: Rushcliffe Borough Council.

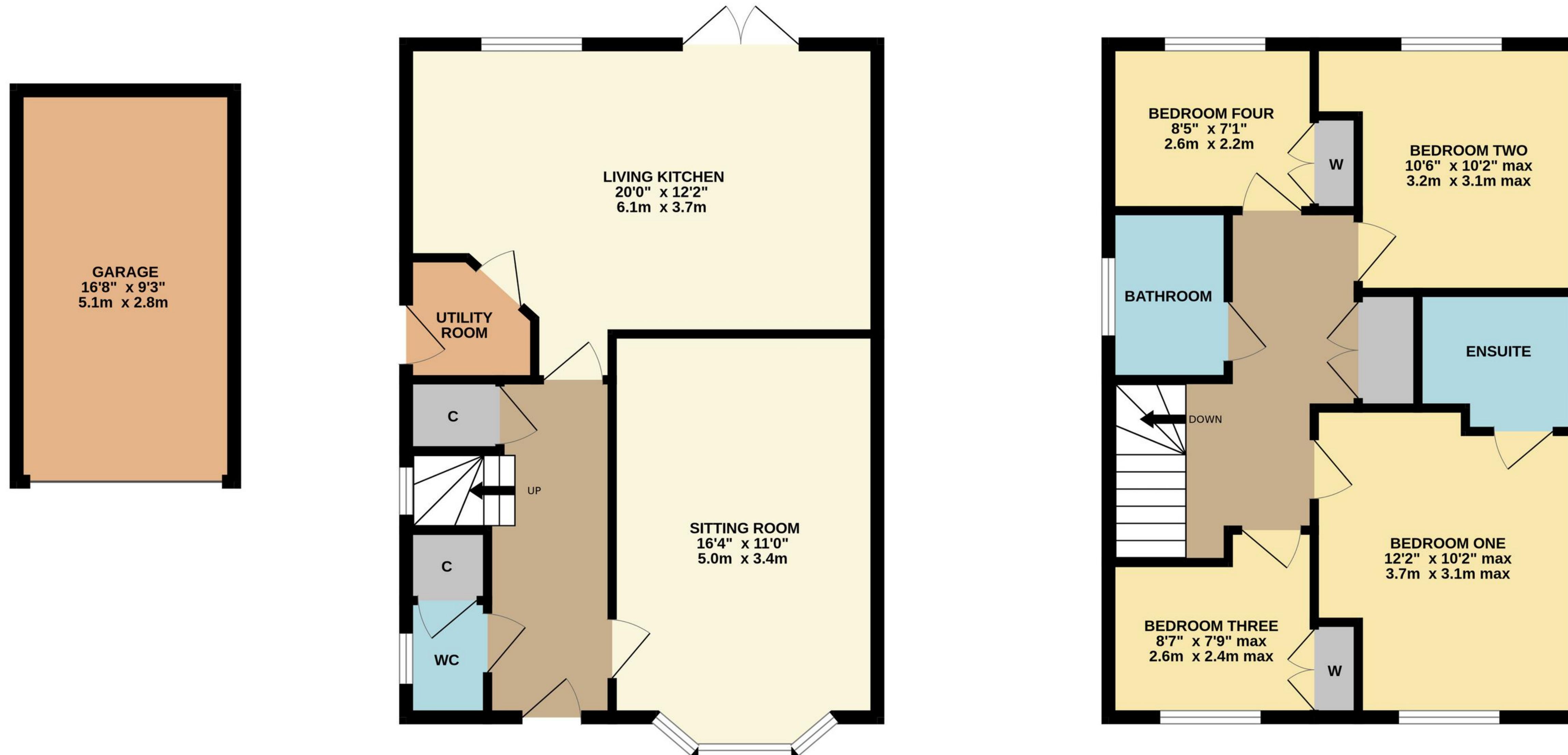
Important Information

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.

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 : 1309 sq.ft. (121.6 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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