



Smiths
your property experts

Roulstone Crescent

East Leake

- No upward chain
- Immaculate detached family home
- Newly landscaped private gravel driveway
- Three good-sized bedrooms and a modern bathroom
- Generous sitting/dining room with a log-burning stove
- Presented in lovely condition with scope to add value
- Delightful rear gardens with seating areas
- Detached garage building now used as a workshop

General Description

Smiths Property Experts offer to the market, with no upward chain, this immaculate detached home on a lovely plot just a short walk from the centre of the highly regarded village of East Leake. The current owners have upgraded the property to include fully landscaped front and rear gardens and have decorated it in a contemporary style internally.

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 offers approximately 900 square feet of living accommodation laid over two floors and in lovely condition. There is uPVC double glazing, gas central heating and a log-burning stove in the sitting room. The accommodation comprises an entrance hall with refurbished original hardwood flooring, a generous front-to-back sitting/dining room with direct garden access to the rear, and a fully fitted kitchen with a side door leading to the rear gardens. There is also a useful pantry. The first-floor landing gives access to three good-sized bedrooms (two large double rooms) and a modern family bathroom. The property has considerable scope to add value by creating a 'kitchen/diner' across the back and adding a downstairs WC.

The Outside

The property is set back from the quiet Roulstone Crescent behind a newly landscaped private gravel driveway with off-road parking for several vehicles; there is a fast-maturing laurel hedge to the front boundary. There is wide gated access and some extension scope on the left-hand side should the eventual purchaser wish. To the rear is a detached garage building now used as a workshop that could also become a wonderful home office or garden room. The gardens are newly landscaped, with central lawns and seating areas. The borders have been planted and well-stocked and are likely to mature in the coming years.







Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

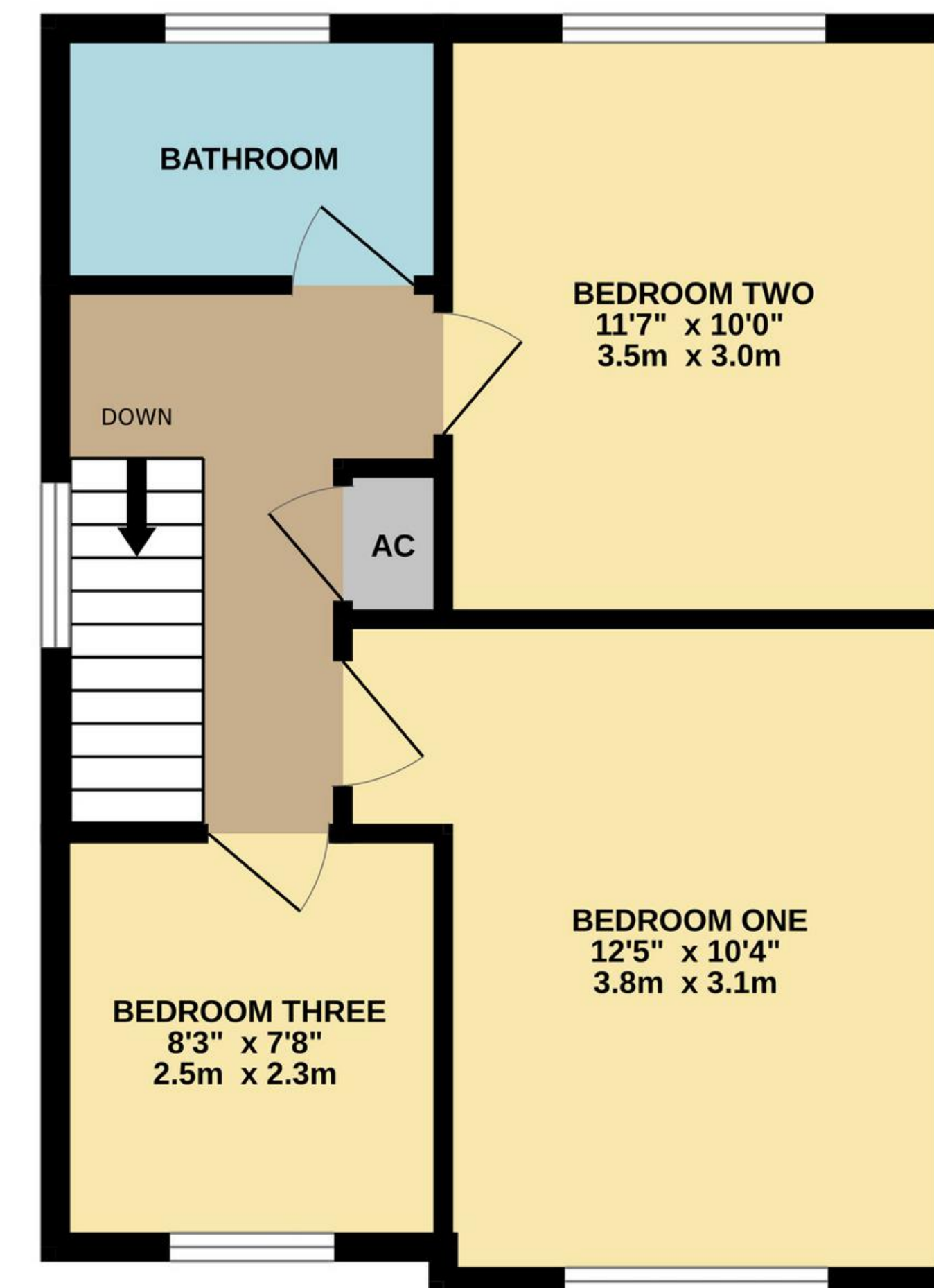
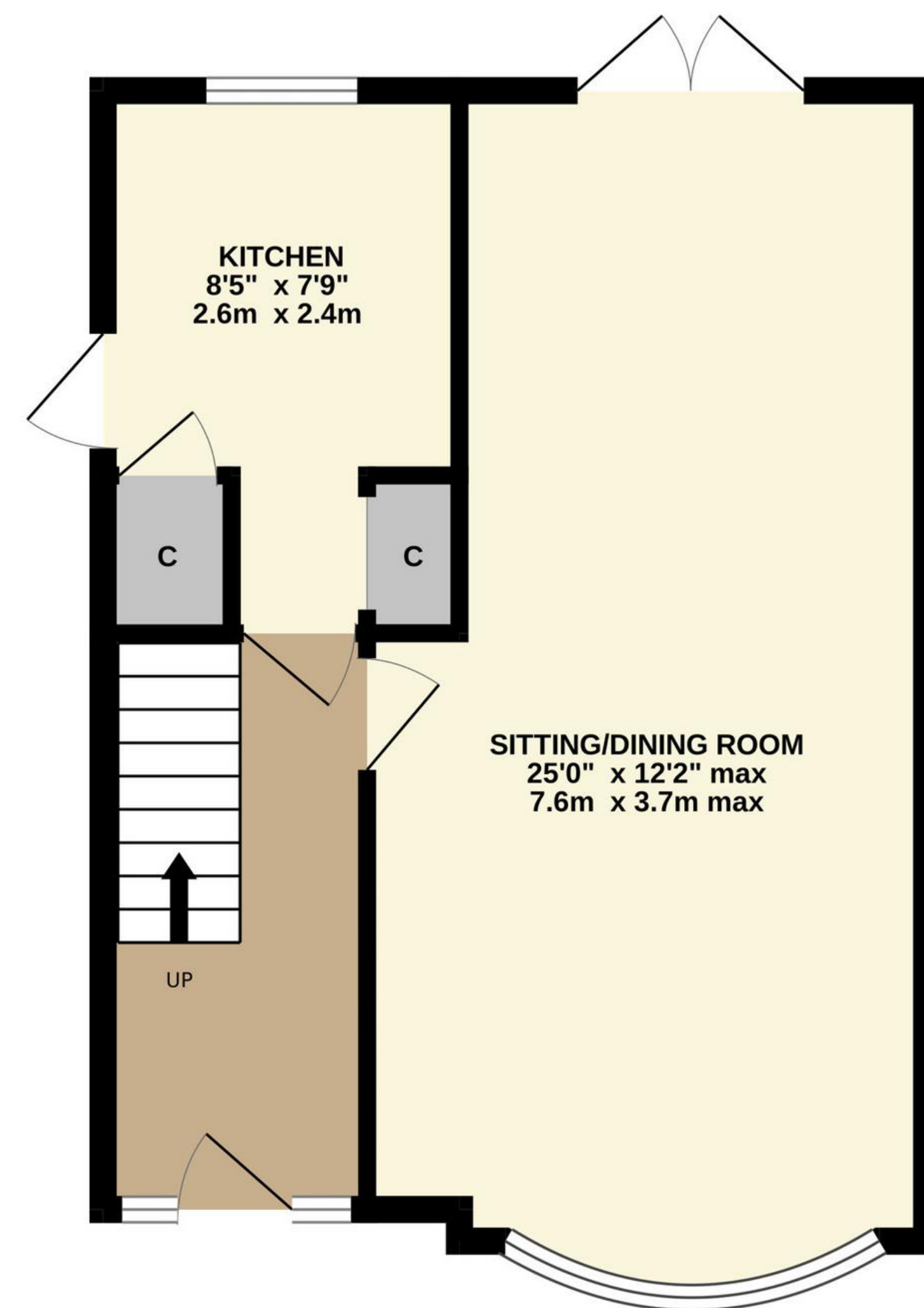
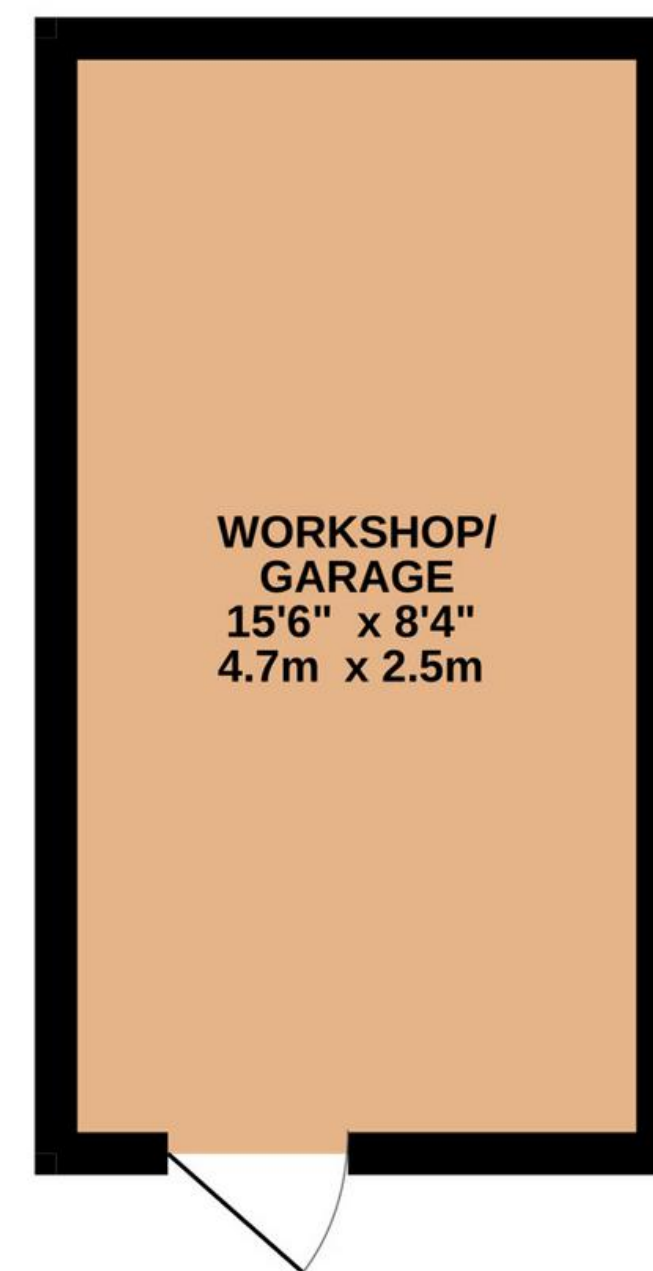
Important Information

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Smiths Property Experts

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TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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