



Smiths  
your property experts

# Jackson Crescent

## East Leake

- Beautifully presented and extended semi-detached home
- Well-designed living space with contemporary design features
- Open-plan kitchen and dining area with an island unit
- Three good-sized bedrooms and two bathrooms
- Private driveway to the left-hand side
- Garage converted to a study or boot room with a store
- Delightful, low-maintenance rear gardens
- Quiet residential area with no through traffic



## General Description

Smiths Property Experts offer to the market this extended and well-presented three-bedroom semi-detached home. The ground floor features a beautiful open-plan living kitchen and leads to landscaped rear gardens. The property provides well-designed modern living space throughout and is within easy reach of the centre of this highly regarded Rushcliffe village.

## The Location

The village has a true community feel and spirit with a bustling High Street and a full array of amenities including a doctor's surgery, dental practice, chemist, and a library. There is also a 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 provides excellent design features and details. The total floor area measures approximately 1,084 square feet. The ground floor has been extended to create an open-plan kitchen fitted in a contemporary shaker style with a breakfast bar/island unit and a dining area with a sliding door leading to the rear garden. There is also a utility area with a door leading to a WC. Additionally, the ground floor includes an entrance hall and a generous sitting room. The original garage, now a study or boot room, is accessible from the kitchen, with a large store behind. Upstairs, there are three good-sized bedrooms and a family bathroom, accessed from a central landing with both an airing cupboard and a store cupboard. The main bedroom includes a separate en-suite shower room and fitted wardrobes.

## The Outside

The property is located in a quiet residential area with no through traffic. There is a private driveway to the left-hand side. To the front and rear are low-maintenance landscaped gardens. The rear gardens are of note, with an artificial lawn, well-stocked borders, and a beautiful, paved terrace with a timber pergola. A personnel gate provides rear access.





## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

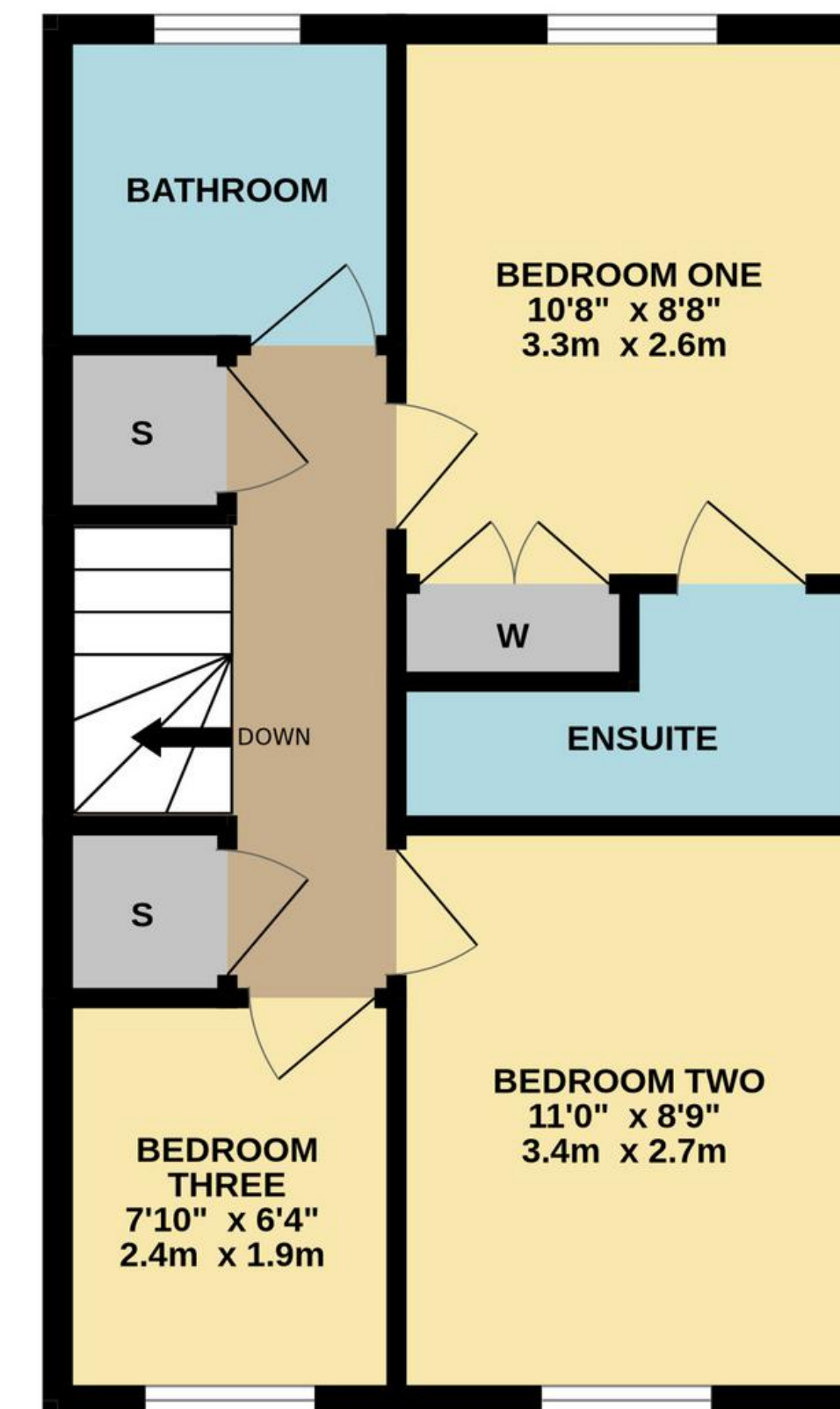
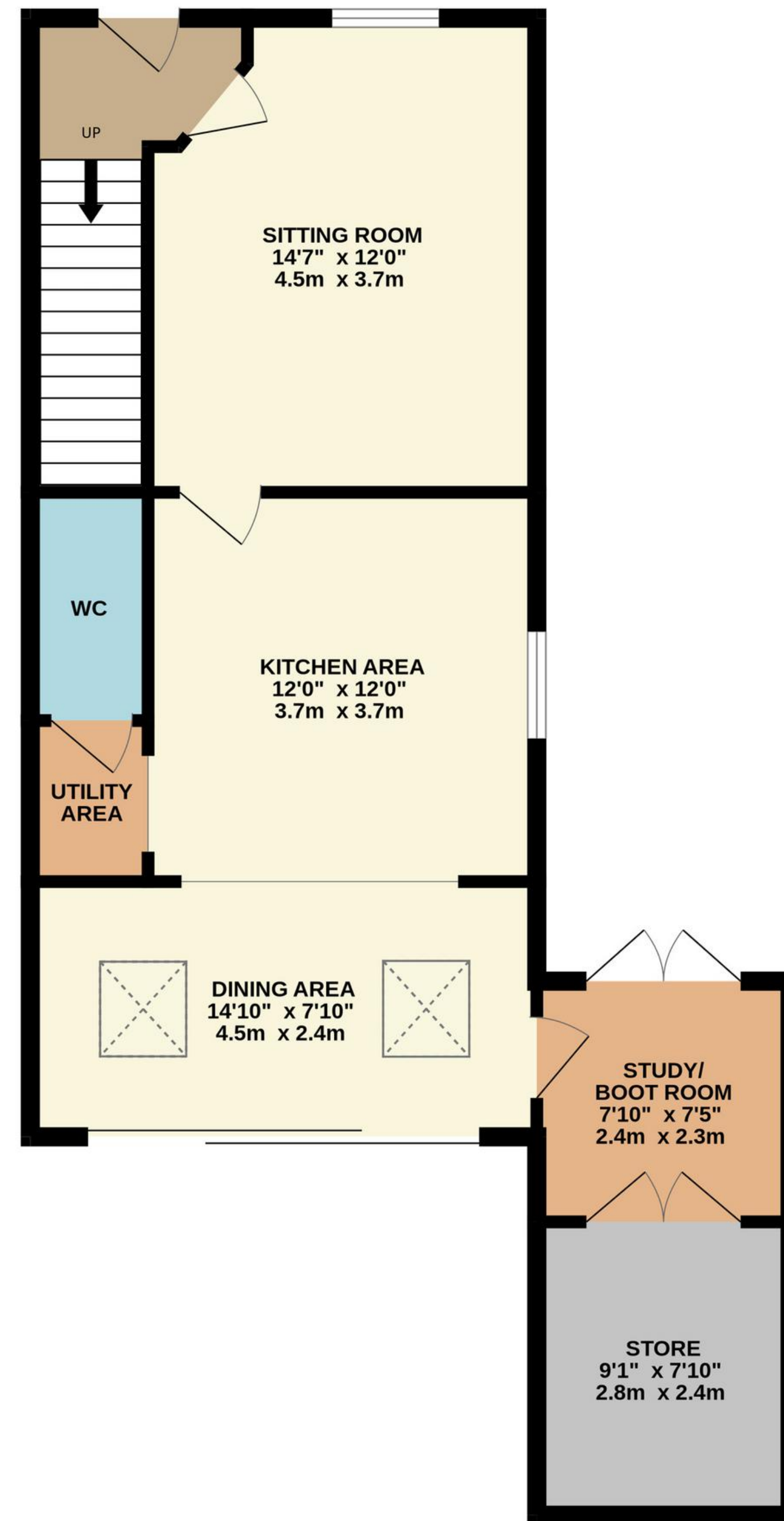
## Important Information

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 : 1084 sq.ft. (100.7 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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