



Smiths  
your property experts



# Carlton Crescent

## East Leake

- No upward chain
- Lovely semi-detached bungalow
- Peaceful and private residential location
- Private driveway and a detached garage
- Generous rear gardens with scope and potential
- uPVC double glazing and gas central heating
- Two double bedrooms and a family bathroom
- Large lounge/diner and a separate kitchen

### General Description

Smiths Property Experts offer to the market, with no upward chain, this two double bedroom bungalow set in a most generous plot. The property is situated in a peaceful and private location in the highly regarded Rushcliffe village of East Leake.

The property is within walking distance of village centre, which offers a full array of amenities, including a doctor's surgery, dental practice, chemist, and library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service.

The property has fantastic potential for extension and upgrading and will make an excellent village centre home for the eventual purchaser.







## The Property

The main house affords uPVC double glazing and gas central heating throughout. With a spacious footprint extending across one floor to approximately 689 square feet, the accommodation comprises, in brief, an entrance hall with a cloaks/boiler cupboard, a large lounge/diner, a kitchen with an external door to the side drive, two double bedrooms, and the family bathroom.

## The Outside

The property is set back from this quiet and mature residential street, behind front gardens and with a private driveway to the right-hand side. The driveway wraps around the side of the main house to the rear, with access to a detached garage.

To the rear are generous gardens with a totally private aspect. Backing onto the far edge of the village academy school, expect to find flat, low-maintenance gardens with scope and potential.







## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

## Important Information

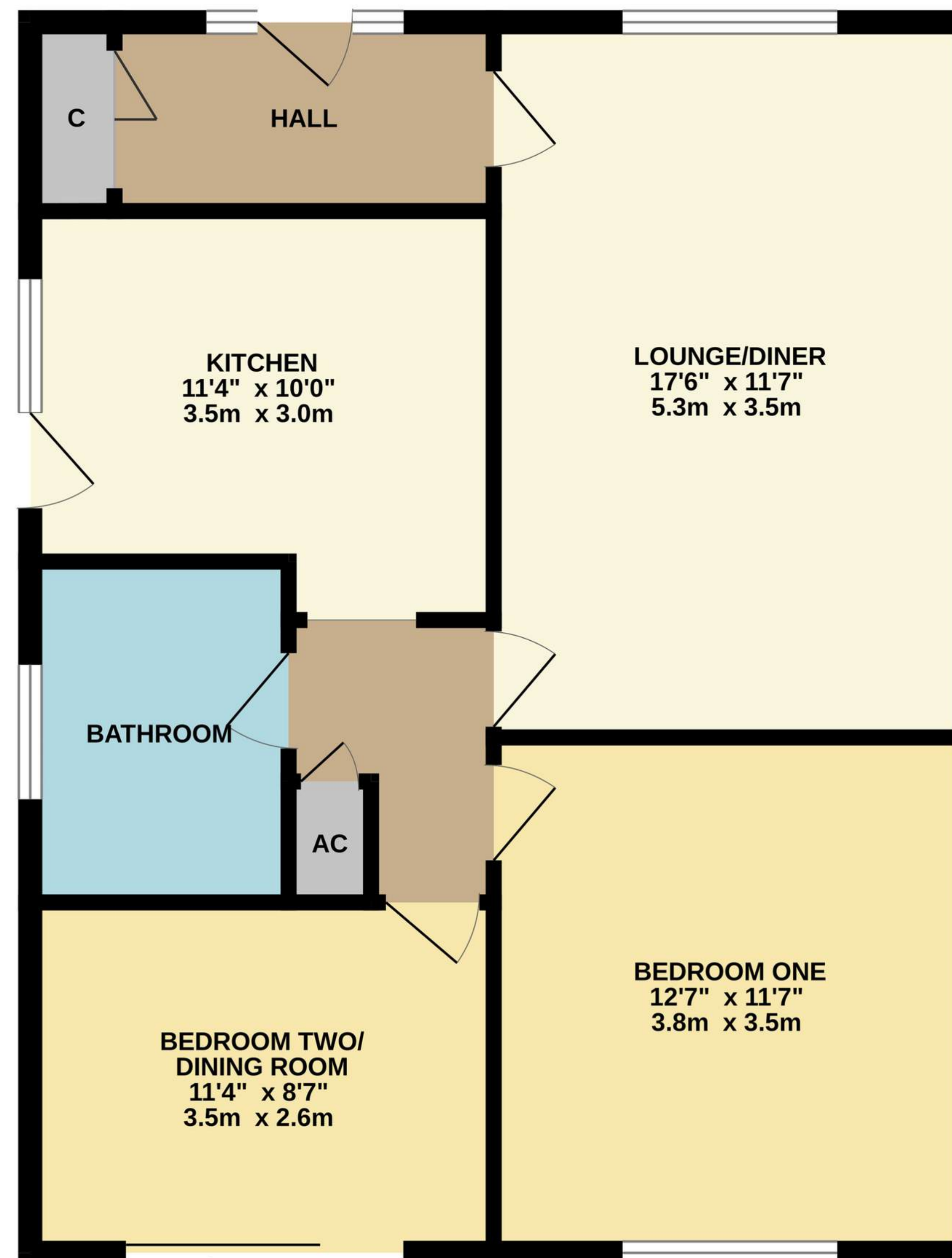
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## Smiths Property Experts

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 : 689 sq.ft. (64.0 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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