



Smiths
your property experts

Roulstone Crescent

East Leake

- No upward chain
- Extended detached family house
- Three double bedrooms and two bathrooms
- Excellent potential to modernise
- Floor area measuring 1,117 square feet
- Generous private driveway and a detached garage
- Spacious and flexible reception space
- Close to the golf club and countryside walks

General Description

Smiths Property Experts are instructed to market this extended three-bedroom detached family house with excellent potential to modernise. The property has a generous private driveway and a detached garage.

Sold with no upward chain, the property is situated in a peaceful and established residential area on the outskirts of East Leake, close to the golf club and lovely countryside walks.





The Property

The property has been extended and now provides a generous floor area measuring approximately 1,117 square feet with spacious and flexible reception space.

The layout includes an entrance hall with a door leading to an inner hallway with stairs rising to the first-floor landing. The spacious sitting room (length 21'3") has internal double doors leading to a dining room or snug with an external door leading to the rear garden. The kitchen also has an external door leading to the side of the property. There is also a useful w.c./shower room and an understairs cupboard.

Upstairs, from a light landing, you will find three double bedrooms and a family bathroom. Bedroom three has a storage cupboard, and there is also a cupboard on the landing.

The Outside

The property is set back from the road behind a generous and low-maintenance frontage providing generous off-road parking. The driveway continues to the left-hand side of the property. There is a substantial garage to the rear with an up-and-over door, an additional side door, power, a w.c., and a wash-hand basin. There are lawned gardens.





The Location

The village is home to a thriving community and boasts excellent local schools, as well as a bustling High Street. There are numerous 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.

Property Information

EPC Rating: C.

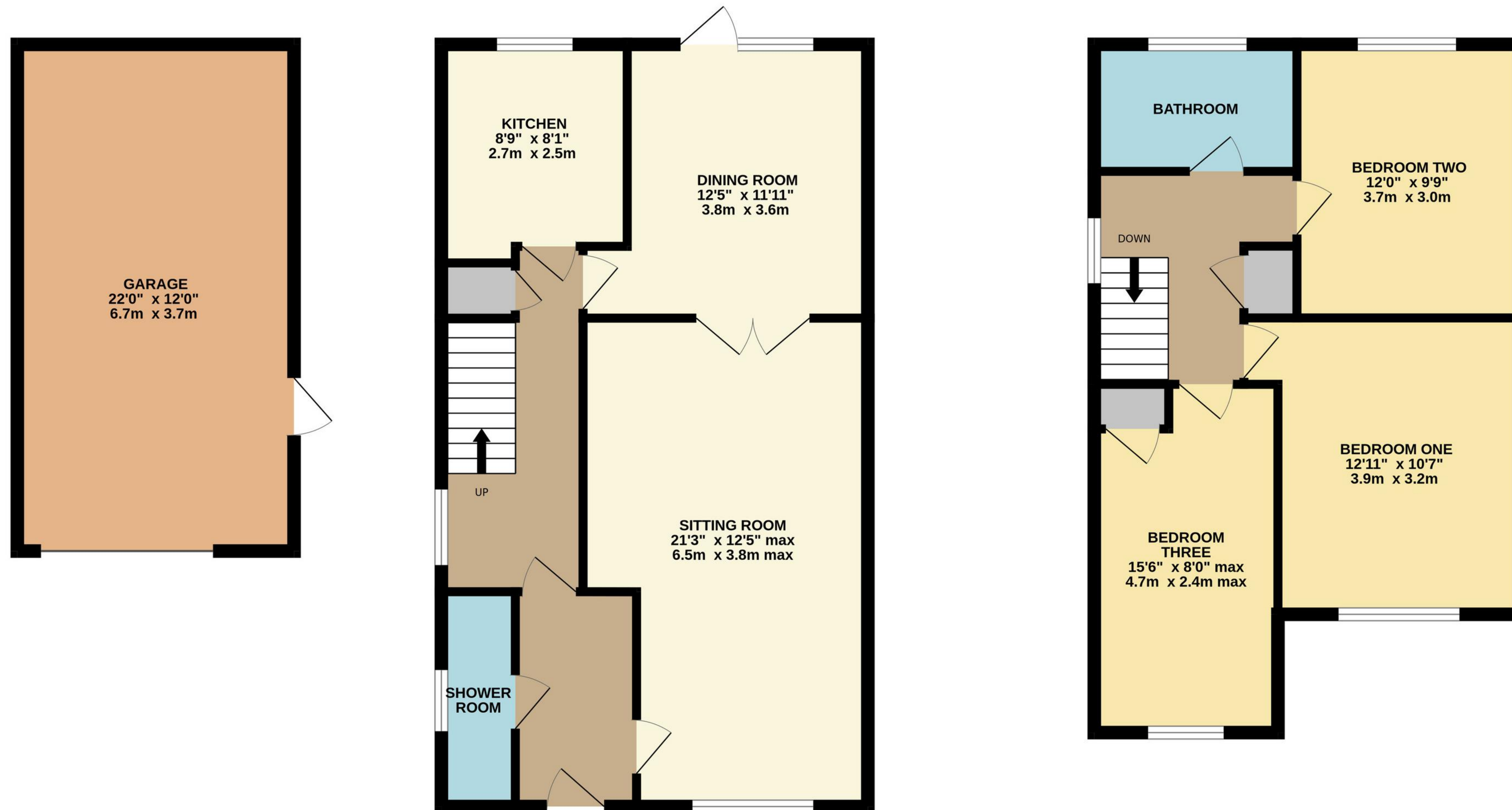
Tenure: Freehold. Council Tax Band: D.

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.





TOTAL FLOOR AREA : 1383 sq.ft. (128.4 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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