



Smiths
your property experts

Windmill Crescent

East Leake

- Modern detached house built by Redrow Homes
- Part of a small 'non-estate' development
- Four double bedrooms and two bathrooms
- Contemporary kitchen/diner and a separate utility room
- Private driveway and an integrated single garage
- Generous lawned rear gardens with a private aspect
- Sold with the remainder of its NHBC warranty
- Sought-after village with schooling and amenities

General Description

Smiths Property Experts are delighted to introduce to the market this modern four-bedroom detached home built as part of a small 'non-estate' development in the heart of East Leake. The property benefits from a peaceful position with private rear gardens and the remainder of its NHBC warranty. This is an excellent opportunity to purchase a modern, well-designed family home in a sought-after location.





The Property

This lovely family property by favoured building firm Redrow Homes boasts contemporary living space with a floor area extending to approximately 1,209 square feet, including the integral garage.

In brief, the accommodation comprises an entrance hall, WC, generous sitting room, and a beautiful kitchen/diner with direct garden access to the rear. There is also a useful utility room. The integral garage has conversion potential should the eventual purchaser wish. Upstairs are four generous bedrooms (all capable of housing double beds) and a family bathroom. The principal suite also boasts modern en-suite facilities.

The Outside

The property is set back from the cul-de-sac behind a low-maintenance frontage with a gravel/tarmac-laid driveway for three vehicles. To the rear, the property has generous lawned gardens with a fully private aspect. There is a seating terrace to the immediate rear of the house accessible from glazed doors in the kitchen/diner.



The Location

East Leake has a thriving community and a bustling village centre with an array of amenities, including several independent shops and eateries. There is excellent primary and secondary schooling, a doctor's surgery, a dental practice, a chemist, and a library. There is also a Birds bakery, a greengrocer, coffee shops, pubs, and restaurants. Access to Loughborough and Nottingham is easy via car or the South Notts number 1 bus service. East Midlands Airport is also just 6 miles away.



Property Information

EPC Rating: C.

Council Tax Band: D. Tenure: Freehold.

Maintenance Charge: circa £150 per annum.

Local Authority: Rushcliffe Borough Council.

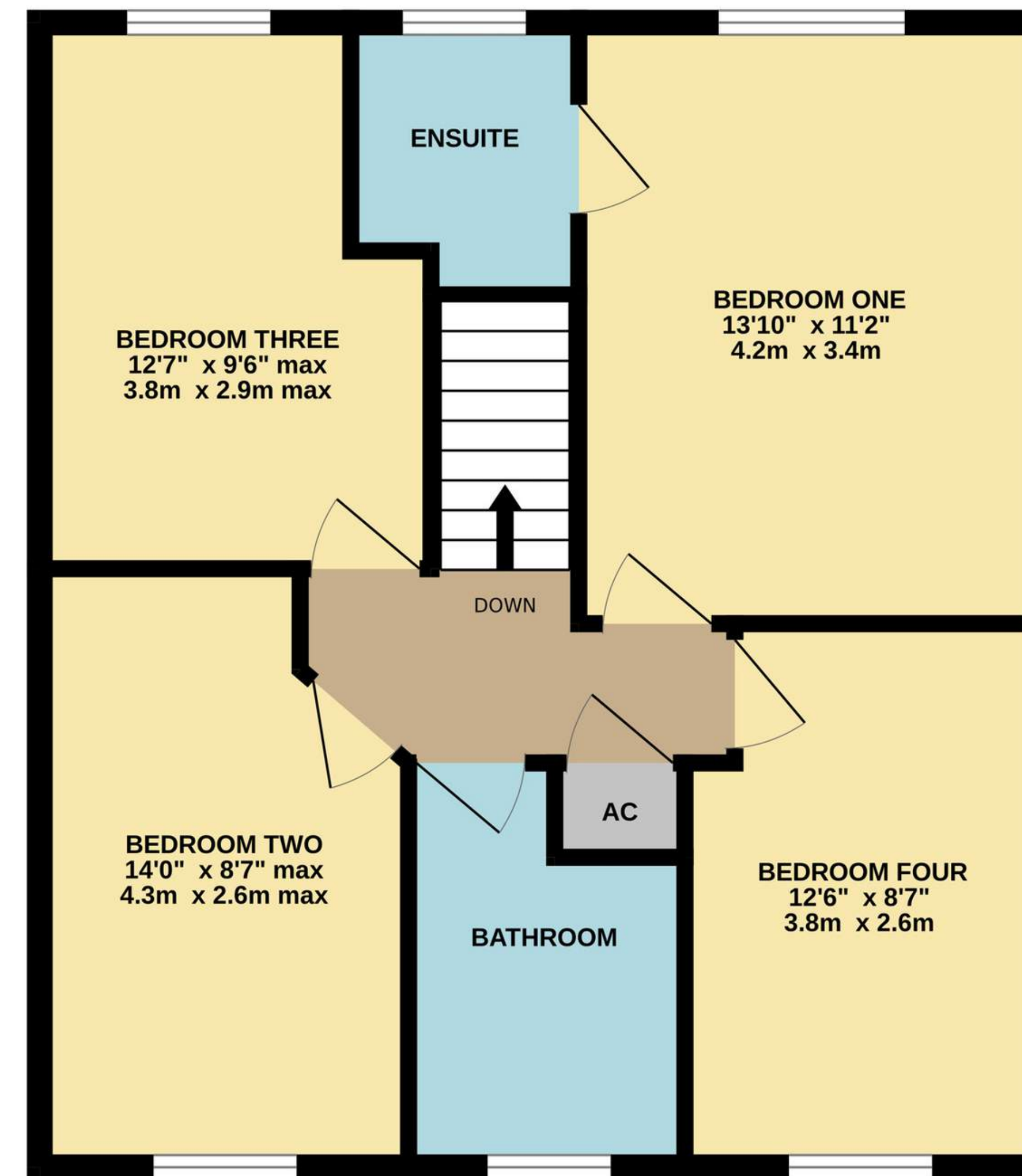
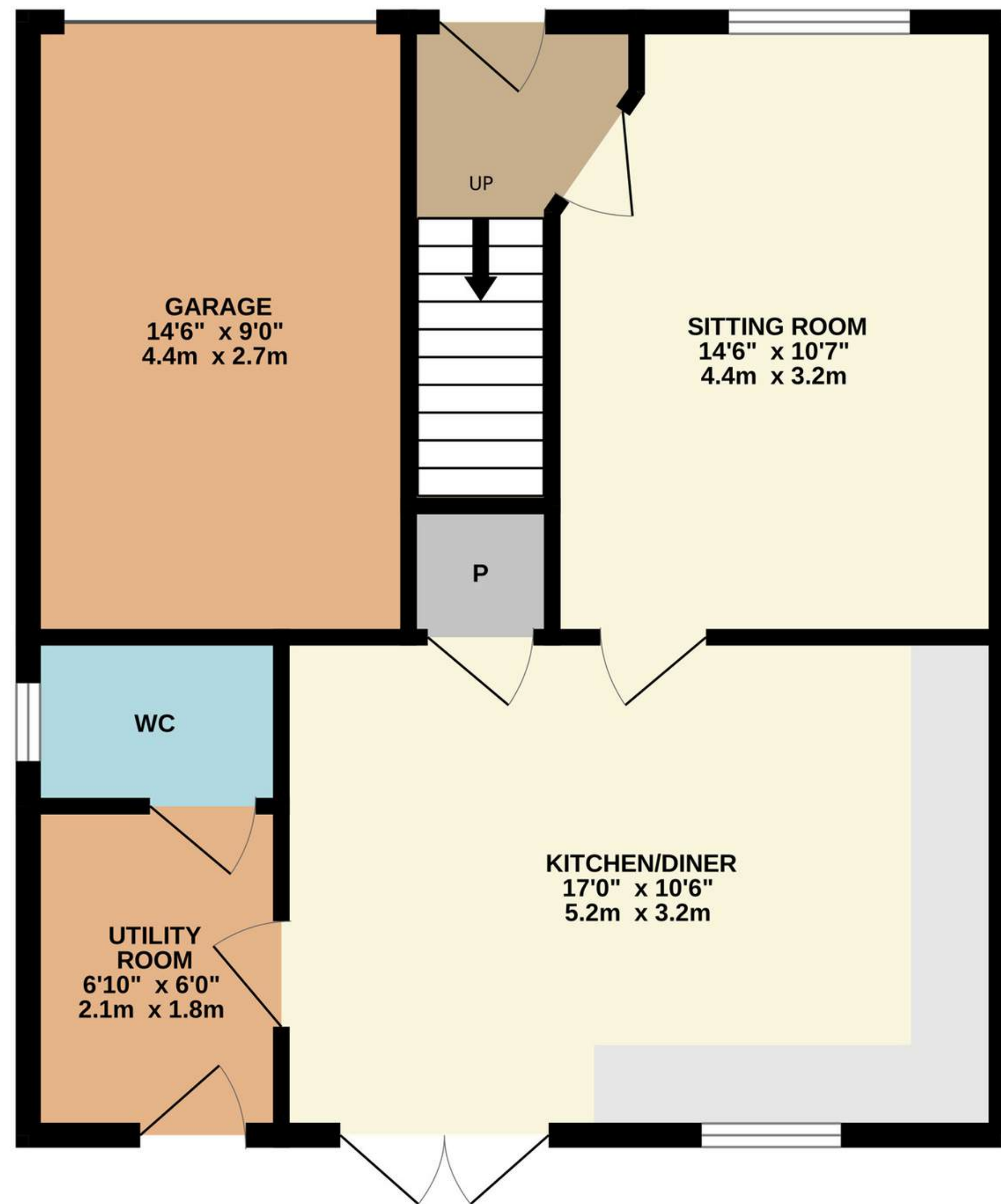
Important Information

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 : 1209 sq.ft. (112.3 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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