



Smiths  
your property experts



# Jackson Crescent

East Leake

- Lovely semi-detached family home
- Open countryside views to the rear
- Built by Bloor Homes in 2012
- Three good-sized bedrooms
- Two upgraded contemporary bathrooms
- Private driveway and a detached garage
- Lawned West-facing rear gardens
- Walking distance of local schooling

## General Description

Smiths Property Experts are pleased to offer to the market this delightful three-bedroom semi-detached modern house built by Bloor Homes in 2012. Located in the highly regarded village of East Leake, the property is within walking distance of the village centre and primary and secondary schooling. The property boasts a private driveway, a detached garage, West-facing gardens, and open countryside views to the rear.







## The Property

Internally, the property boasts living accommodation across two floors extending to approximately 864 square feet. The floor area is well laid out and comprises an entrance hall, a kitchen/diner with a bay window, and a spacious main living room with glazed doors giving direct garden access. There is also a WC and under-stairs storage. Upstairs are three good-sized bedrooms, a large airing cupboard, and an immaculate replaced family bathroom. The main bedroom also affords built-in wardrobes and an upgraded en-suite shower room.

## The Outside

Presented in excellent condition, the property offers a 'no through' road location, with low-maintenance front gardens and a private driveway to the right-hand side providing off-road parking for up to three vehicles.

To the rear is a detached garage with power and lighting, and the gardens are full of afternoon sun. There is a central lawn and a patio to the immediate rear of the property.

## 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 library. There is also a bakery, greengrocers, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is convenient via car or regular bus service. East Midlands airport is just 6 miles away.







## Property Information

EPC Rating: C

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

## Important Information

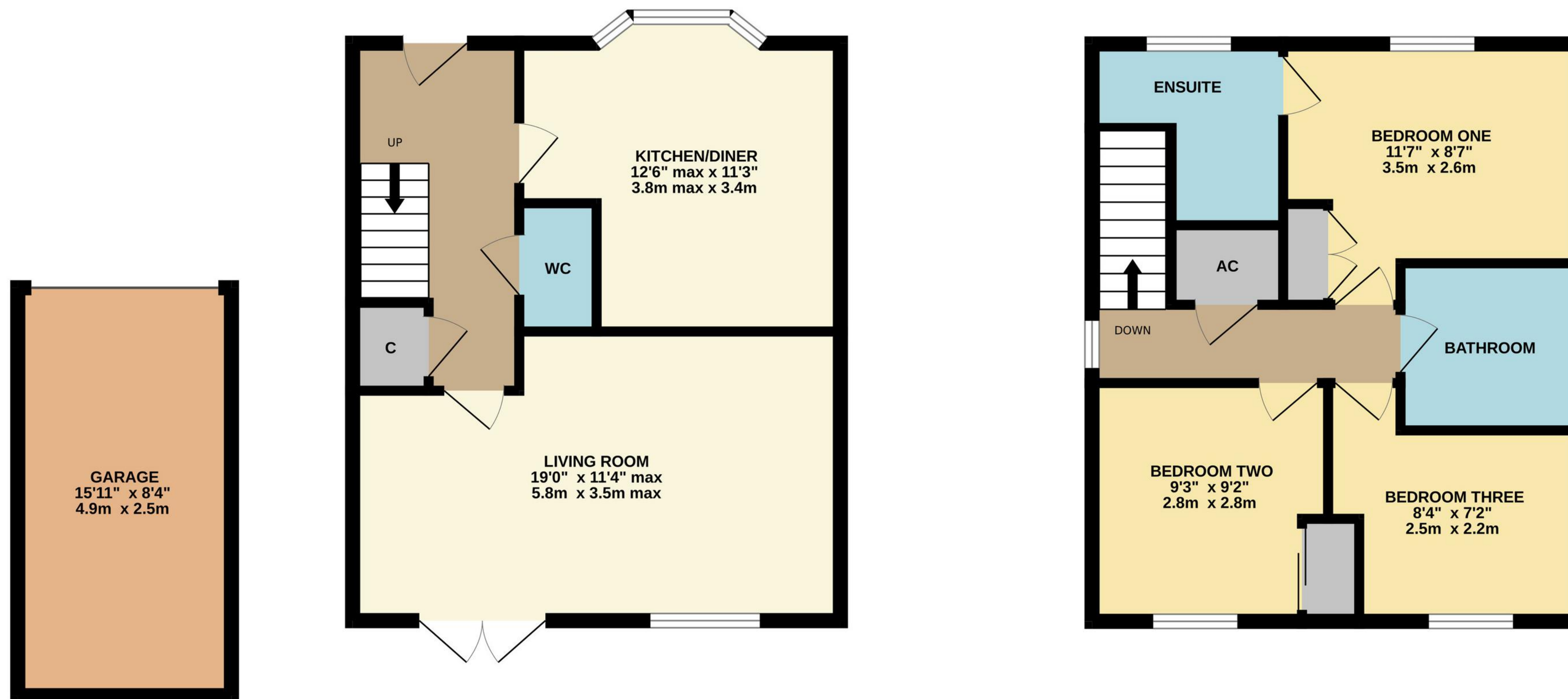
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars 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 : 997 sq.ft. (92.6 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.  
Made with Metropix ©2024



01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)





