

Roulstone Crescent

East Leake, Loughborough, LE12 6JL



Welcome to Roulstone Crescent and this attractive detached family home. Situated in a popular part of East Leake, three bedrooms and two separate reception rooms are just two of the features for this property which is offered with no upward chain. Book your tour today!

£235,000



John German 

Roulstone Crescent is set back from the road with a generous driveway giving access to the front and side and leading to the garage. The front entrance door opens into the porch which is ideal for removing shoes and coats before entering the reception hallway.

To the front of the property is the living room which has a traditional feature fireplace and double-glazed front aspect window over-looking the street scene.

To the rear of the property is the dining room which has a double-glazed window over-looking the garden and access to the kitchen which is fitted with a range of matching base and eye level cabinets with work surfaces. There are fitted appliances to include an oven, hob and extractor with ample space for more, tiled flooring and external side access to the driveway and garden.

Ascend to the first floor and you will find three bedrooms and the shower room. Each bedroom has a double-glazed window to its individual aspect and the master bedroom has a range of fitted wardrobes. The shower room is fitted with a walk-in shower, WC and wash hand basin and has tiled walls.

Proceed back downstairs and step outside into the garden.

This generous outdoor space is mainly laid to lawn and has a patio seating area and mature plants and shrubs.

In conclusion, we anticipate high demand for this property so book your viewing today of this detached family home offered with no upward chain.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk ;

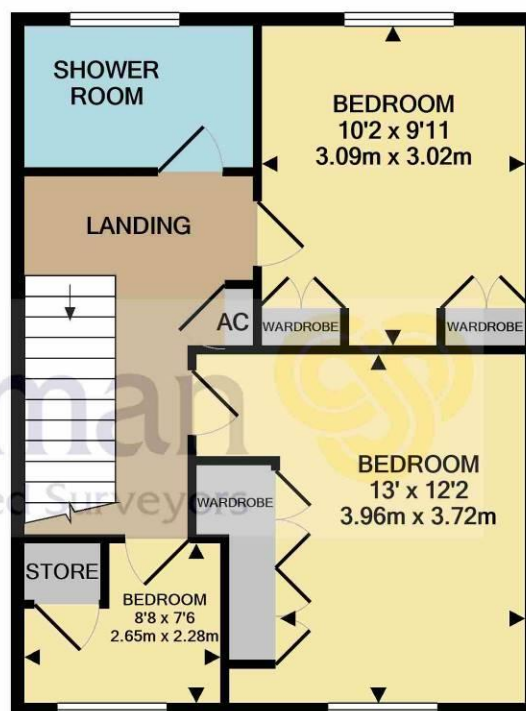
www.rushdiffe.gov.uk/planningandgrowth/

Our Ref: JGA/14012020

Local Authority/Tax Band: Rushdiffe Borough Council / Tax Band D



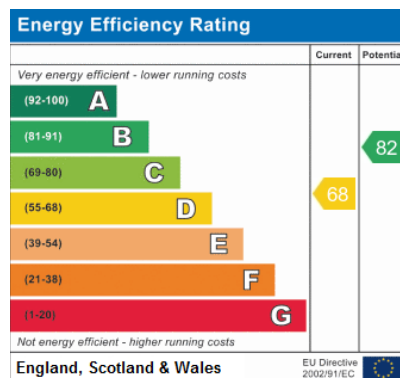
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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