

SUPERIOR HOMES

ROYSTON & LUND



11 Roulstone Crescent

East Leake | LE12 6JL

Offers In Excess Of £330,000

A well-appointed, corner plot, detached three-bedroom family home benefiting from ample off-street parking, situated in the desirable village of East Leake. Located close to numerous amenities, including local shops, pubs and restaurants, the property is also within the catchment area for well-regarded local schools and offers excellent transport links to Loughborough, Nottingham and East Midlands Airport. This property would make the perfect home for first-time buyers or a growing family.

The ground floor accommodation comprises an entrance hall leading into the main reception room, an extended galley kitchen and stairs rising to the first floor. The living room is generously sized and features a large front-aspect window, flooding the room with natural light, complemented by a feature log burner for the colder winter months. French doors lead through to the dining room, which in turn, opens into the extended sun room to the rear. The sun room is spacious and enjoys wraparound windows, along with additional glazed doors providing access to the rear garden.

The galley kitchen offers high-quality base and wall units, together with ample space for freestanding appliances, including a range-style oven with extractor hood and a washer dryer. The kitchen also provides access to the sun room and rear garden. The ground floor is completed by a convenient downstairs WC. There is also excellent potential to knock through and create an open-plan kitchen/dining room incorporating the sun room, subject to any necessary consents.

To the first floor are three well-proportioned bedrooms. The principal bedroom and bedroom two are both spacious doubles, while the third bedroom is a generous over-stairs single. All bedrooms are served by a modern, fully tiled three-piece family bathroom comprising a bath with shower over, wash hand basin and WC.





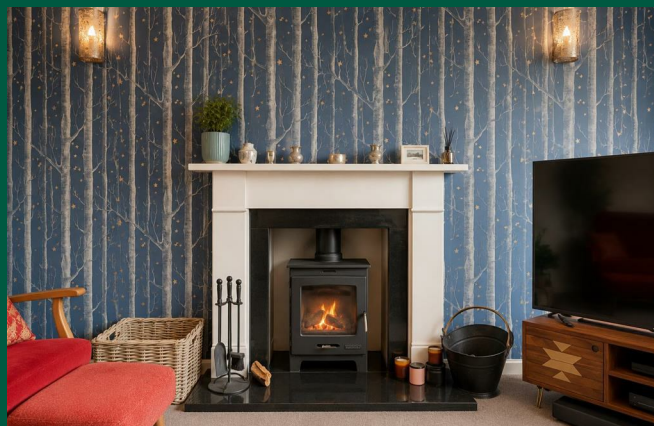
- Detached Three Bedroom Family Home
- Corner Plot With Larger Than Average Plot
- Opportunity To Knock Through Creating A More Open Plan Feel
- Ground Floor WC
- Versatile Property
- Single Garage With WC Providing The Opportunity For A Granny Annexe Or Office
- Close By To Numerous Amenities
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - D EPC- D





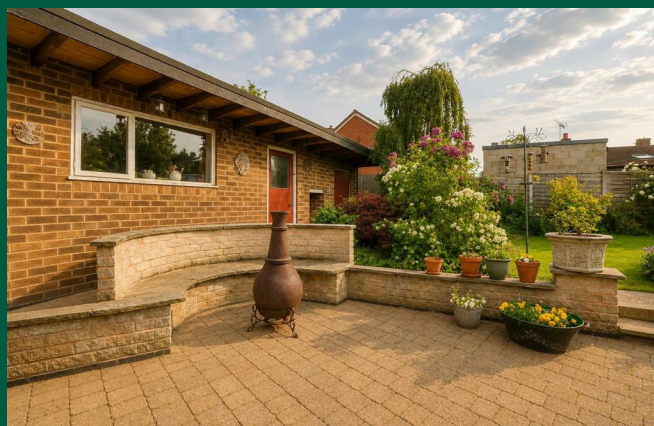






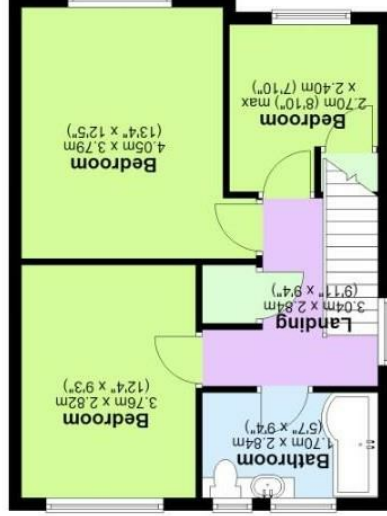
Facing the property there is very generous off street parking via a gated double block paved driveway which leads to further gated side access leading to the single garage.

To the rear there is a cottage style garden with a patio area to start which provides space for summer seating and or alfresco dining. The patio area steps up to well maintained lawn space and flower bedding containing seasonal flowers and shrubbery. The rear is enclosed with fenced borders. Positioned to the rear of the garage is a WC and plumbing which can create the opportunity to create a full granny annexe if you so desire.

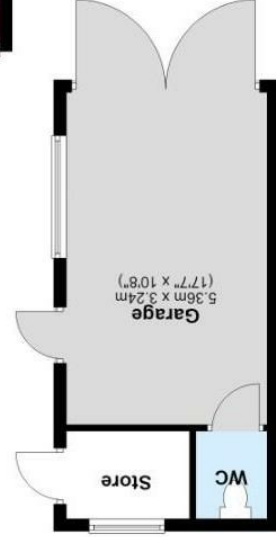


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Total area: approx. 110.5 sq. metres (1189.1 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.5 sq. feet)



Ground Floor
Approx. 65.6 sq. metres (706.6 sq. feet)
(excluding Garage)

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	Potential	

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current	Potential	

EPC



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