

Castle Hill

East Leake, Loughborough, LE12 6LX



Located close to the village centre, this attractive detached bungalow is offered to market with no upward chain.

Guide Price £250,000

John German

The property is within walking distance of the village amenities that include a range of local shops, cafés and eateries, nearby schools and bus links to both Loughborough and Nottingham.

Set back from the main road is this detached bungalow being offered to market with the benefit of no upward chain, having a driveway providing off-road parking and a detached single garage.

The front door is positioned to the side and opens into the main hallway with doors off to the two bedrooms, bathroom, lounge and kitchen/diner.

The two bedrooms are both positioned to the front aspect, with one generous double featuring a double glazed bay window as well as integrated storage. The remaining bedroom is a good sized single room that has dual aspect windows to the front and side and integrated storage.

The well-presented bathroom is tiled and has a white suite comprising panelled bath with shower over, pedestal hand wash basin, low-level WC and double glazed window.

The main lounge is an inviting reception space with gas fire and surround. Double doors open to the rear facing conservatory which provides a further seating area offering views out over the garden and having patio doors opening out.

Comprising a range of both eye level and base storage with work surface over and tiled splashbacks, the kitchen is well appointed with an inset stainless steel sink and drainer unit, appliance space for a cooker, washing machine and fridge freezer. Beyond this is a dining area with external door and a double glazed window.

The rear garden features both patio and lawn having maintained borders and a garden storage area attached to the rear of the garage.

The driveway is positioned to the side of the property and gives access to the single garage with up and over door to the front.

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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/1605023

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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