

Castle Hill

East Leake, Loughborough, LE12 6LX

John German



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Guide Price £220,000

Offered to market with no upward chain, this bungalow is well positioned for the village's amenities, with highlights including off road parking, a detached garage and a kitchen/diner.

Benefiting from having no upward chain, this bungalow is well placed for the local amenities offered by this highly desirable Nottinghamshire village. Having bus links to Loughborough and Nottingham, the village also has its own doctors surgery, post office, cafes and shops.

The property itself is set back from the road with a lawned garden, walled frontage and adjacent off road parking.

The front door opens to the entrance hallway, having a useful integrated storage cupboard and doors leading off to the various rooms.

The main reception room is an excellent size, boasting a double glazed bay window to the front aspect, with natural light also entering from the double glazed windows to the side aspects. A fireplace offers a focal point to the room.

Continuing through, the kitchen/diner is presented with a range of storage units and work surface, with ample space in the dining area for a table and accompanying chairs. Glazed double doors open to the rear garden with the kitchen having an integrated oven, hob and one and a half bowl sink and drainer unit, with further appliance space for a washing machine. A window looks out over the rear garden with a rear access door and useful pantry cupboard.

The two bedrooms are both doubles, looking out to the front and rear aspects respectively. These are serviced by the shower room/wet room, which has been refitted and hosts a smart suite with tiled floor and walls, a shower, low level WC, pedestal hand wash basin and heated towel rail.

Externally, the rear garden has both a block paved patio and a lawn, with gated access out to the driveway and a pedestrian side access to the detached single garage, which also has an 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.

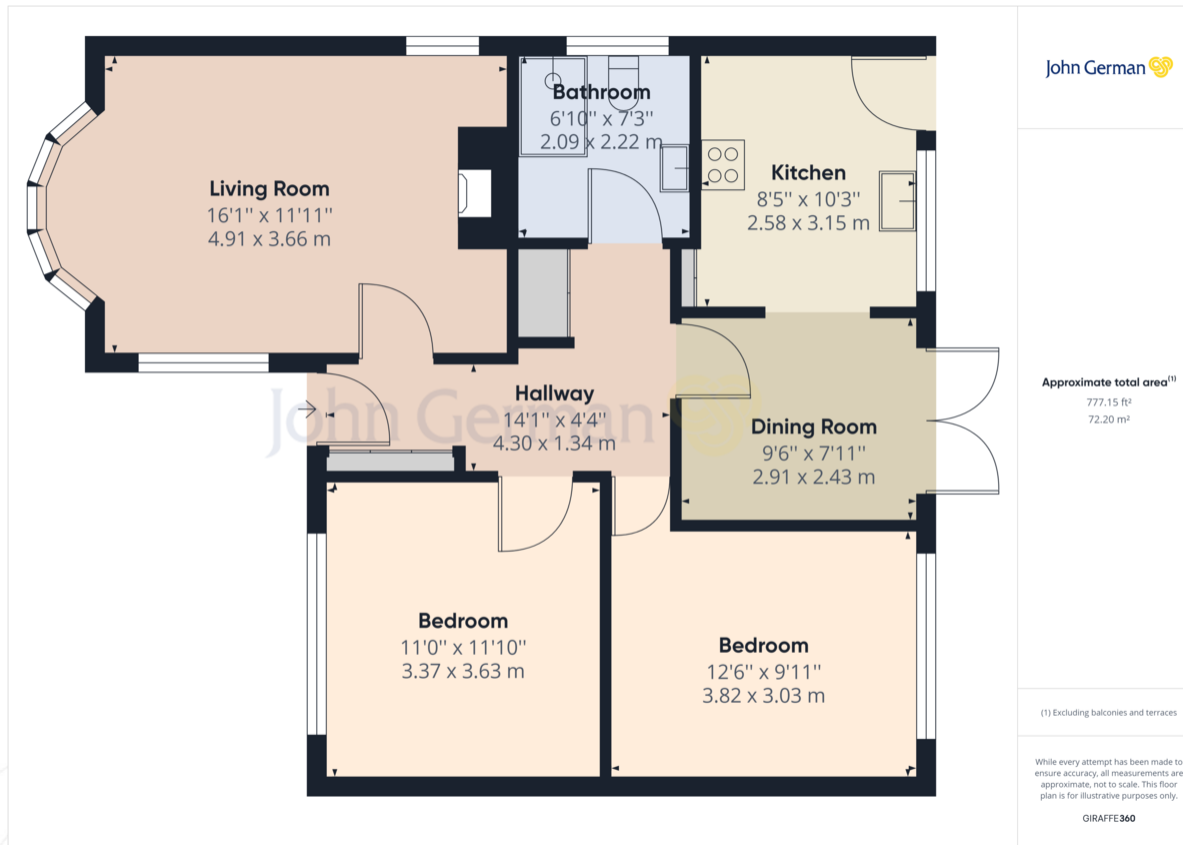
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31082023

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







Agents' Notes

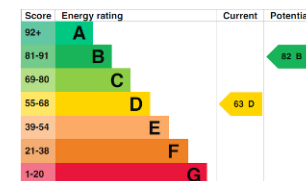
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