

Salisbury Avenue

East Leake, Loughborough, LE12 6NJ



A highly desirable bungalow situated in this sought after Nottinghamshire village, providing easy access to local amenities with bus and road links further afield. Offered to market with no upward chain.

Guide Price £285,000

John German

Offered to market with no upward chain, this well presented bungalow is positioned within easy reach of the village's amenities which include local shops, doctors surgery, post office and eateries.

The property itself has an attractive low maintenance front garden and adjacent driveway offering off road parking. This continues down the side of the property with double gates leading towards the garage.

The side entrance door opens to the spacious hallway, with doors leading off.

To the front aspect, there are two double bedrooms. Both feature integrated storage and double glazed windows which overlook the front garden.

These are serviced by the tiled shower room, hosting a suite comprising an enclosed shower cubicle, low level WC, hand wash basin and a heated towel rail.

Continuing through, the living room is an inviting reception space having a fireplace which offers a focal point to the room. A double glazed window to the rear looks out over the garden room.

The kitchen/diner is very well appointed having a comprehensive range of both base and eye level storage units and work surface. Integrated appliances include a Bosch oven/grill, induction hob with overhead cooker hood, dishwasher, fridge and freezer, with a one and a half bowl sink and drainer unit positioned beneath the double glazed window to the side.

Patio doors open to the garden room that spans the rear of the property being glazed and with a glass roof providing plenty of natural light plus double doors giving access out to the rear garden.

Having been landscaped to provide a low maintenance space, the rear garden is largely paved, with gravel infill and fenced borders. The detached single garage 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).

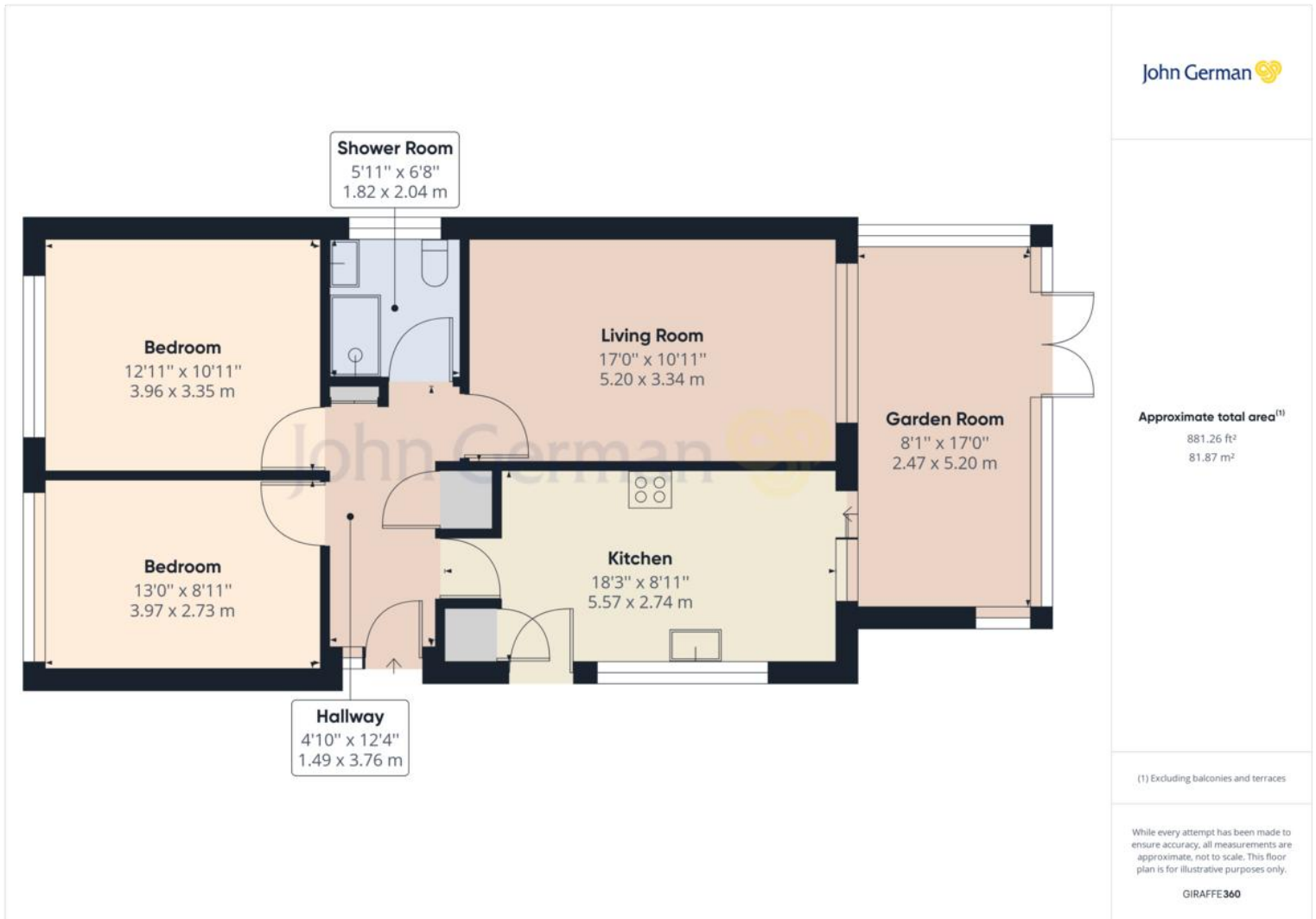
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

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

Our Ref: JGA/14092023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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