

# Brookside

East Leake, Loughborough, LE12 6PB



Enjoying a unique and pleasant plot in this highly regarded village, this attractive and spacious bungalow offers versatile accommodation, with private garden to either side of the property.

Guide Price £325,000

John German

Offering an excellent amount of internal space as well as a deceptively spacious plot, this attractive and unique detached bungalow enjoys an enviable position in what is a highly regarded and popular village location, benefiting from a range of local amenities including shops, post office, doctors surgery, schools and leisure facilities.

Set back from the road with a block paved driveway which offers parking for multiple vehicles, the double glazed front entrance door leads in to the hallway, with further doors leading off.

Set to one side of the hallway is the main bedroom. This room is tastefully appointed and generously proportioned, comfortably hosting a king size bed and has window to the front aspect.

The adjacent refitted shower room hosts a smart suite with part tiled walls. There is a walk in shower with wall mounted controls, low level WC, hand wash basin and a chrome heated ladder towel rail.

Also off the hallway, there is a useful cupboard/storage space which has been utilised to house a washing machine and tumble dryer.

Continuing through, the kitchen comprises a range of both wall and base level storage units, work surfaces and integrated appliances. These include a five ring gas hob, overhead cooker hood, Bosch oven, dishwasher and a one and a half bowl sink and drainer unit beneath the window to the front aspect.

Offering an inviting reception space, the lounge also has a window to the front aspect, with the log burning stove presenting a focal point to the room.

From here, a door leads to the second hallway, with doors to the two remaining bedrooms and also to a glazed uPVC porch that opens to the front of the property.

With the benefit of three very well proportioned bedrooms this property presents suitability for family living as well as those looking to downsize to a property on one level.

Outside, there is a garden space to either side of the property, with one having a patio, lawn and mature planted borders, as well as an impressive summer house. The other is largely paved and has a sizeable garden shed.

**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](http://www.gov.uk/government/organisations/environment-agency)

[www.rushdiffe.gov.uk](http://www.rushdiffe.gov.uk)

**Our Ref:** JGA/06102023

**Local Authority/Tax Band:** Rushdiffe Borough Council / Tax Band C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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