

Castle Hill

East Leake, Loughborough, LE12 6LX



Offered to market with no upward chain and enjoying a great position in this sought after village, this bungalow offers two true double bedrooms, ample off road parking and excellent living accommodation.

Guide Price £265,000

John German

Beautifully presented, this spacious bungalow is ideally located for the range of amenities offered by the highly regarded village of East Leake, including shops, post office, doctors' surgery, cafes and leisure facilities. The surrounding countryside offers idyllic walks, with bus links to both Nottingham and Loughborough.

The property is set back from the road with block paved driveway offering off road parking for multiple vehicles. The adjacent front lawn has a border hosting a variety of plants and shrubs.

The side entrance has a useful porch, opening to the main hallway, with doors leading off.

Having had extensive works carried out by the present owners, the bungalow is beautifully presented and ready to move into.

The impressive lounge is an inviting reception space, with both wall and ceiling mounted light points, a fireplace with inset electric fire and glazed patio doors opening to the conservatory, providing an additional seating area that is glazed on three sides and gives views out over the rear garden, having patio doors opening out.

The kitchen offers a range of eye level and base storage units, having tiled splashbacks and work surface, including a breakfast bar. A double glazed window looks out to the front, with a useful storage/meter cupboard and undercounter appliance space.

The two bedrooms are both true doubles with bedroom one being a particularly impressive size at over 16m², having space for double beds as well as furniture.

Completing the internal accommodation is the bathroom, being part tiled and hosting a white suite with bath and shower over, vanity unit with WC, hand wash basin and a heated towel rail.

Externally, the rear garden features two patio areas as well a lawn, in addition to a detached garage with electric, that has both an up and over door to the front and pedestrian side access. To the side of the property, there is gated access leading out to the driveway.

The property benefits from solar panels to both the front and rear aspect which are included in the sale and are used to provide low cost electricity to the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

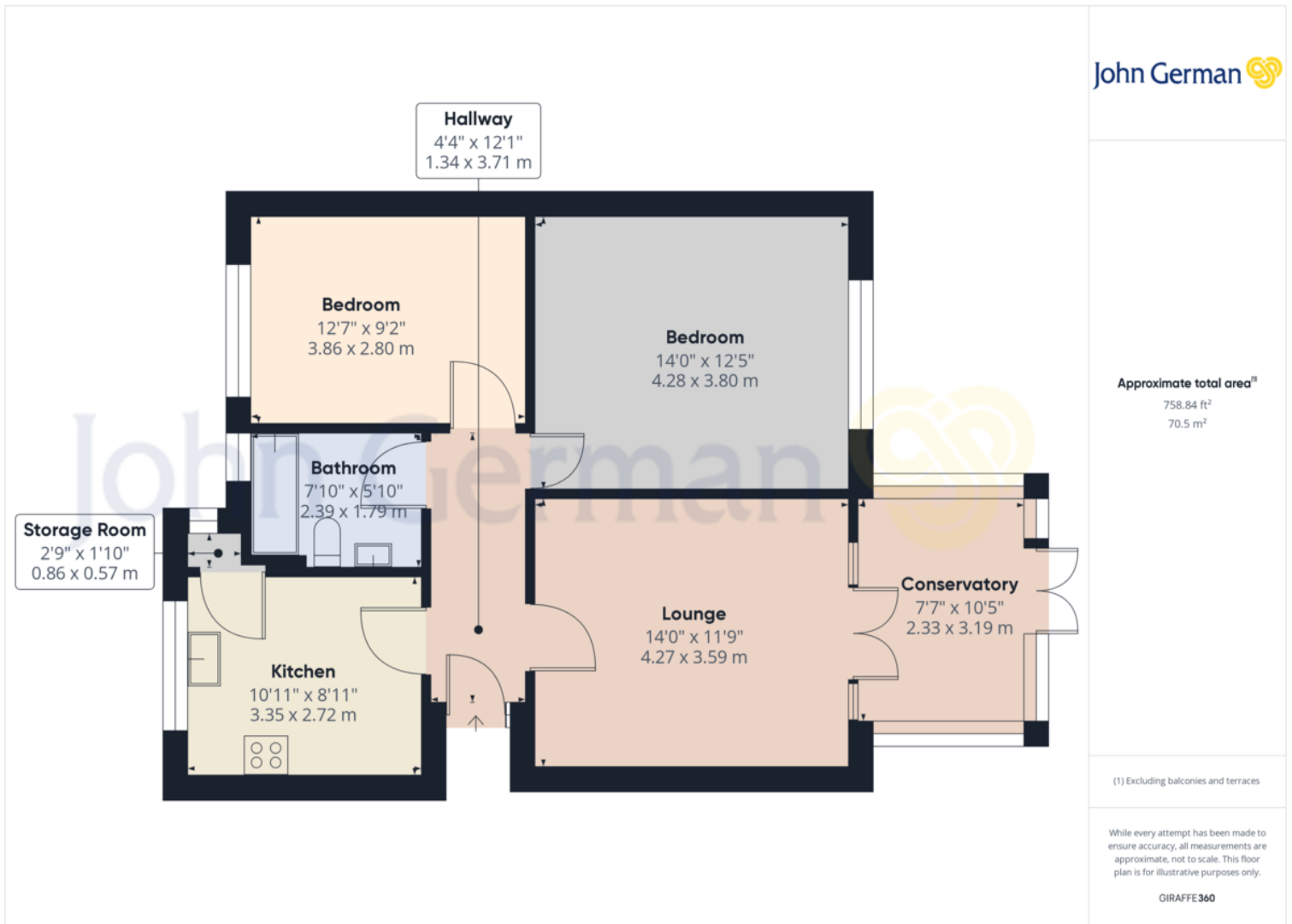
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/09022024

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

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