

# Bronte Grove

East Leake, Loughborough, LE12 6BB



Boasting two double bedrooms and offered to market with no upward chain, this modern and well presented property benefits from off-road parking - enjoying a sought after village location.

Guide Price £215,000



John German

Located in the highly regarded village of East Leake, this property is within easy access to the village amenities including local shops, cafés, eateries, schools and leisure facilities. This smartly presented and modern home offers an excellent opportunity and would be well suited to first time buyers and investors.

Set back from the road with off-road parking for two cars, the front entrance door has an overhead porch and opens into the main hallway. From here, stairs rise off to the first floor and doors open to the guest cloakroom, kitchen and lounge/diner.

Having both wall and base level units with work surface over, the kitchen has integrated appliances including an oven, gas hob, overhead extractor as well as a stainless steel sink and drainer unit beneath the double glazed window to the front aspect. There is additional appliance space for washing machine and freestanding fridge/freezer.

To the rear of the property, the lounge diner is a generously proportioned reception room, incorporating a useful understairs storage cupboard and patio doors opening out to the rear garden.

Heading upstairs, the landing gives access to the two double bedrooms, as well as family bathroom. Both bedrooms are well proportioned with two double glazed windows to the front and rear respectively.

These are serviced by the bathroom having a smart white suite comprising a panelled bath with shower over, low-level WC, hand wash basin and heated towel rail.

Externally, the landscaped rear garden has a patio to the immediate rear – offering a great space for outdoor seating. There is also a lawn and slate chippings leading to a further patio area at the rear of the garden where there is a shed. Gated access leads round to the front.

**Note:** The property listing features images that have utilised virtual staging.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre

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

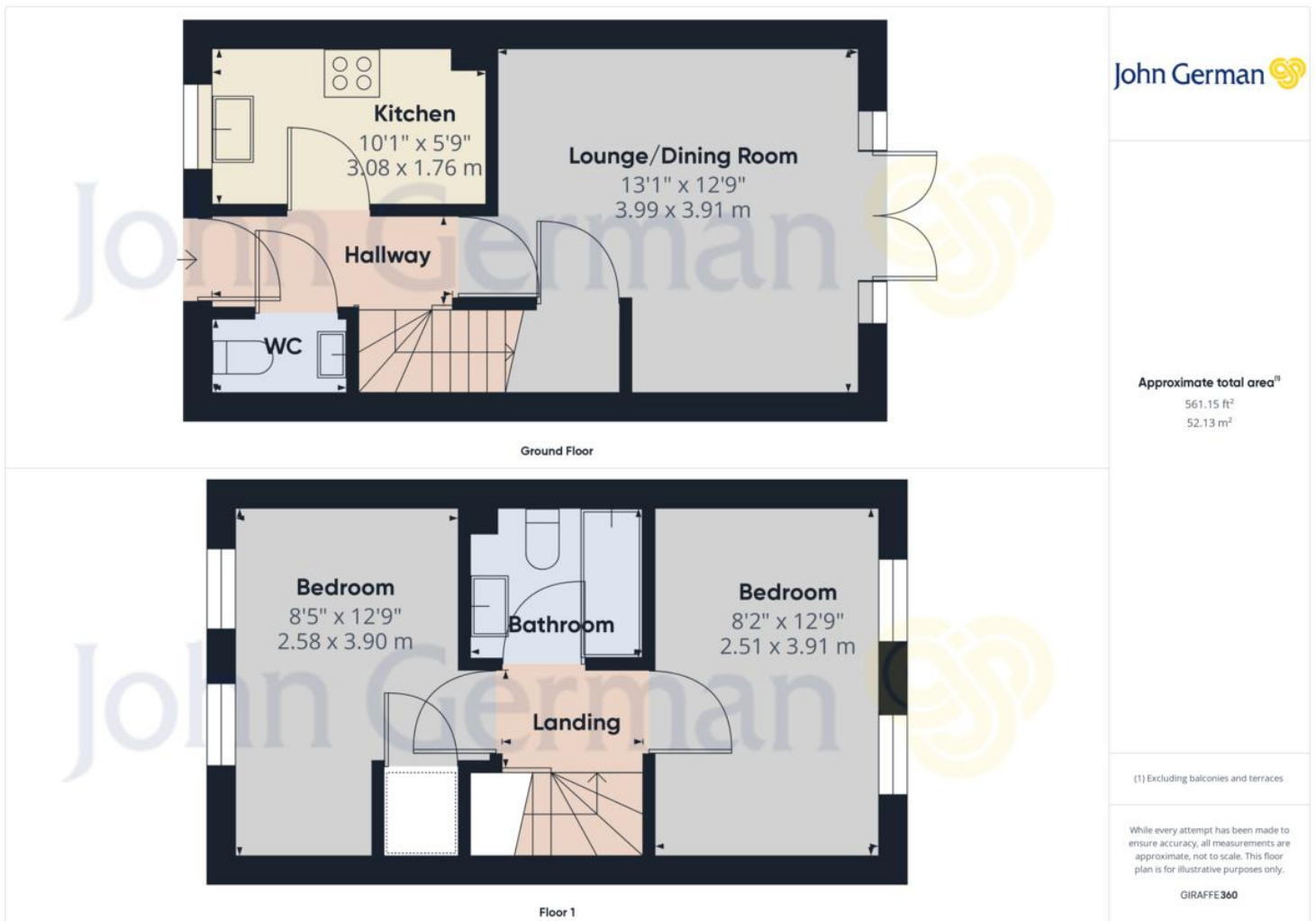
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/07022024

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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