

Brookfields Way

East Leake, Loughborough, LE12 6HD

John
German





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Offers Over £440,000

Welcome to Brookfields Way, East Leake, and this detached family home built by David Wilson. This exceptional property must be viewed to appreciate, and we urge you to book your tour today with John German Estate Agents.



The desirable Leicestershire village of East Leake enjoys a host of village amenities including good local schools, coffee shops and public houses, as well as being served well by public transport.

Upon arrival at Brookfields Way you will approach the property via a large driveway, having ample parking space for several vehicles. This gives access to a double garage and the front entrance door.

Step inside and you immediately realise that this is special family home with an inviting reception hallway giving access to ground floor accommodation and stairs to the first floor.

We start our tour in the living room, being an ideal space for relaxing or indeed entertaining, this spacious room has French doors to the rear garden and wooden flooring which is continued from the hallway. There is ample space for furniture and a double-glazed bay window to the front aspect.

One of the real "Wow" factors for this family home is the "Hub" of the home; the dining kitchen, having been much improved by the current vendors to make this an open plan space. The kitchen is fitted with a superb range of matching base and eye level units with work surfaces over and a matching central island to the centre of the room. There is a space for a dining table and chairs or indeed this could be a family area should you choose. The feature Bandstand window over-looking the garden is a lovely feature and there is access to a separate utility room which compliments the kitchen perfectly. Fitted appliances include an oven, hob, and extractor.

For those buyers that work from home, the study area provides an essential space to utilise a home office. Given the versatile nature of the property, this could be a separate playroom or sitting room for families with older children. Completing the ground floor accommodation is the separate WC.

Ascend the staircase to the first floor and from the gallery landing you will find doors to further accommodation. There are four bedrooms, each having a double-glazed window to its individual aspect with the principle bedroom having a feature walk-in-wardrobe and en-suite shower room facilities. There is a family bathroom which offers a four-piece suite to include walk-in shower, WC, wash hand basin and panel enclosed bath.

Proceed back downstairs and step outside into a generous rear garden which is mainly laid to lawn and has a patio seating area and feature lighting on the rear external wall. There are a variety of plants and shrubs and access to wood store to the side.

In conclusion, this family home, versatile in its nature, and presented to a high standard must be viewed to appreciate the property in full. Book your tour today with John German Estate Agents.

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.

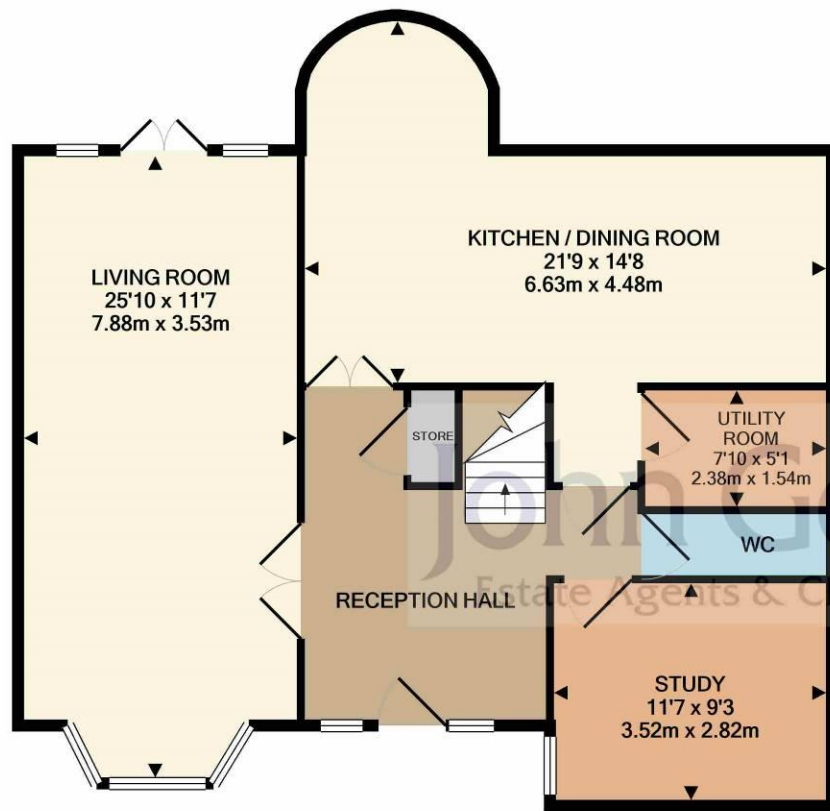
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/18112020

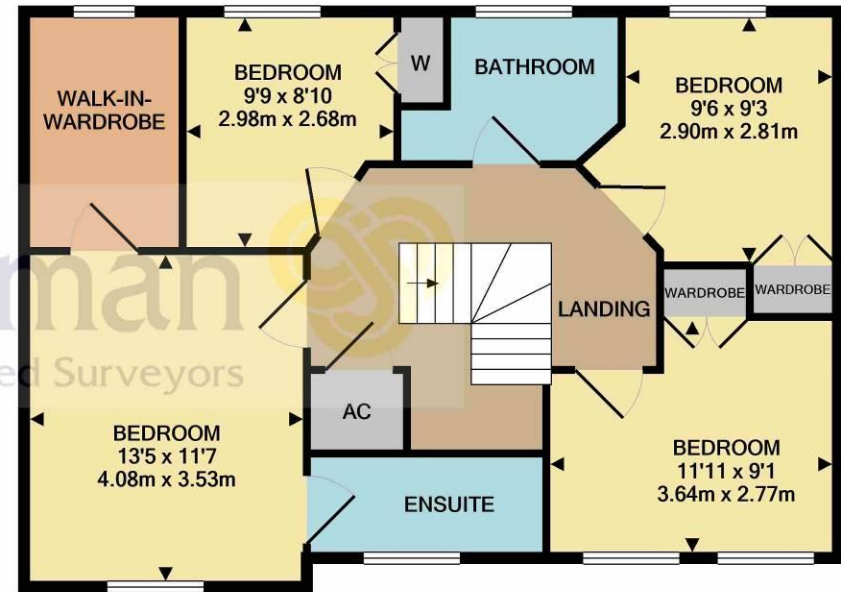
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band F







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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