



Brookside, East Leake



£350,000

- DORMER BUNGALOW
- THREE BEDROOMS
- VERSATILE LAYOUT
- WOOD BURNING STOVE
- OPEN FIREPLACE
- GENEROUS PLOT
- FREEHOLD
- EPC rating F



This individual dormer bungalow originally constructed in the 1920's has been adapted to create a versatile layout including two first floor bedrooms and bathroom. The accommodation can either be two or three bedrooms depending on the use of the three reception rooms.

Initially on entry the porch provides storage space and has a modern radiator. A door leads through to the feature kitchen diner which has been extended out in to the side entry, the room is light and bright with a triple aspect and has LED lighting. A comprehensive range of storage units at base and eye level, space for a range cooker with extractor hood above, plumbing for washing machine and dishwasher.

The inner hallway links the ground floor rooms whereby the front lounge has a dual aspect with bay and side elevation window, feature open fireplace on a raised marble hearth with timber surround and a dual dimmer light switch. The sitting room is accessed via double doors from the inner hallway and has a wood burning stove, doors out to the garden and a rear elevation window and stairs to the first floor.

The ground floor second bedroom is versatile with regards its use and could be an extra reception room if so required and perhaps ideal for those working from home. Finally at this level is the wc.



At first floor each room has a front dormer. The main bedroom is an impressive size, the third bedroom also accommodates a double bed and the landing provides access to the eaves storage. The four piece bathroom has a mains shower within the cubicle and the majority of the walls are tiled and there is a centrally heated towel rail.

Outside to the front, the property is very distinctive with its in and out driveway. To the left hand elevation, metal gates provide access to the second area of parking, the detached garage is provided with power and light. Across the rear of the property is a raised decked section and an area of lawn, a concrete path continues up to the second section of lawn, there is also a timber shed and other planted areas. The plot is a good size and is not overlooked from beyond.

To find the property, from East Leake village centre proceed along the Main Street towards the church, continue along Brookside where the property is situated on the right hand side identified by the agent's 'For Sale' board.



PORCH 2.57m x 2.12m MAX (8'5" x 7'0")

KITCHEN DINER 4.56m x 4.51m Narrowing to 3.18 (15'0" x 14'10")

INNER HALLWAY 3.98m x 0.89m (13'1" x 2'11")

LOUNGE 5.19m x 4.59m (17'0" x 15'1")

SITTING ROOM 5.45m x 3.11m (17'11" x 10'2")

BEDROOM TWO 4.18m x 3.04m (13'8" x 10'0")

SEPARATE WC 1.35m x 0.88m (4'5" x 2'11")

FIRST FLOOR BEDROOM ONE 4.81m x 3.08m (15'10" x 10'1")

FIRST FLOOR BEDROOM THREE 3.41m x 2.65m (11'2" x 8'8")

FIRST FLOOR BATHROOM 3.94m x 1.99m (12'11" x 6'6")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band E.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



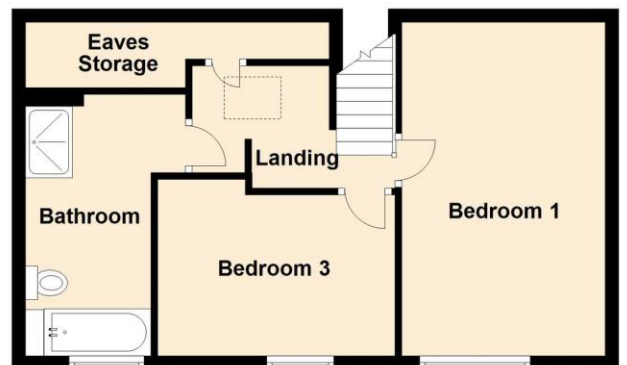
Ground Floor

Approx. 85.2 sq. metres (916.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



Total area: approx. 126.2 sq. metres (1358.7 sq. feet)



Newton Fallowell East Leake

01509 856934
eastleake.negs@newtonfallowell.co.uk