

HoldenCopley

PREPARE TO BE MOVED

Brookside Avenue, East Leake, Loughborough LE12 6PA

Guide Price £375,000 - £400,000

Brookside Avenue, East Leake, Loughborough LE12 6PA



GUIDE PRICE £375,000 - £400,000

LOCATION, LOCATION, LOCATION...

This lovely three-bedroom detached dormer bungalow offers a wonderful balance of space, comfort, and charm. Tucked away in the popular village of East Leake, the property is well-presented throughout and would make a perfect home for anyone looking for something ready to move straight into. The ground floor comprises a welcoming entrance hall, a cosy living room with a feature fireplace, and a modern fitted kitchen that opens through to a light and airy dining area—ideal for family meals or entertaining guests. There is also a useful utility room, a convenient W/C, and a third bedroom with an en-suite, offering flexibility for guests or use as a home office. Upstairs, there are two generous double bedrooms, both with plenty of storage, along with a bright three-piece family bathroom. Outside, the property enjoys a private south-facing rear garden with a paved seating area and mature borders, creating a peaceful spot to relax. To the front, there is off-street parking and further garden space. This lovely home combines modern living with a cosy, homely feel and is ideally located close to local amenities, schools, and transport links.

MUST BE VIEWED





- Detached Dormer Bungalow
- Three Bedrooms
- Cosy Living Room With A Fireplace
- Modern Fitted Kitchen
- Open Access Dining Room
- Utility Room & W/C
- South Facing Garden
- Off-Street Parking
- Ample Storage Space
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'2" x 12'7" (2.20m x 3.84m)

The entrance hall has hardwood floorboards, carpeted stairs, a radiator, a built-in storage cupboard, a dado rail, a UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Kitchen

8'9" x 23'2" (2.69m x 7.08m)

The kitchen has a range of fitted shaker style base and wall units with rolled edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, an integrated electric hob with an extractor fan, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a radiator, wooden beams to the ceiling, and open access into the dining room.

Dining Room

10'2" x 23'2" (3.12m x 7.07m)

The dining room has wood-effect flooring, a vertical radiator, partially exposed brick walls, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Living Room

12'7" x 21'10" (3.84m x 6.66m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, and three UPVC double-glazed windows to the front, side, and rear elevations.

W/C

2'7" x 6'8" (0.81m x 2.04m)

This space has a low level flush w/c, a wall-mounted wash basin, painted exposed brick walls, and a UPVC double-glazed obscure window to the front elevation.

Utility Room

6'7" x 6'0" (2.01m x 1.85m)

The utility room has fitted base units with a rolled-edge worktop, a sink and a half with a swan neck mixer tap, space and plumbing for a washing machine, painted exposed brick walls, and a wood-framed single-glazed obscure window to the rear elevation.

Storage Room

6'5" x 9'5" (1.96m x 2.89m)

The storage room has painted exposed brick walls, and a wood-framed single-glazed obscure window to the front elevation.

Bedroom Three

8'1" x 12'10" (2.48m x 3.93m)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

4'9" x 4'5" (1.45m x 1.36m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with an electric wall-mounted handheld shower fixture, wood-effect flooring, partially waterproof panelled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

5'9" x 9'9" (1.76m x 2.98m)

The landing has carpeted flooring, two UPVC double-glazed windows to the front elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

12'10" x 14'6" (3.93m x 4.42m)

The main bedroom has carpeted flooring, a radiator, eaves storage, and two UPVC double-glazed windows to the front and side elevations.

Bedroom Two

12'6" x 14'3" (3.81m x 4.34m)

The second bedroom has carpeted flooring, a radiator, eaves storage, a built-in storage cupboard, and two UPVC double-glazed windows to the front and side elevations.

Bathroom

7'6" x 7'0" (2.30m x 2.15m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric wall-mounted handheld shower fixture, wooden flooring, partially tiled walls, partially panelled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear, a range of mature greenery, and boundaries made up of stone and fence panelling.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, planted areas, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property.

Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

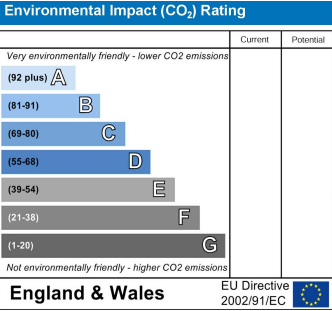
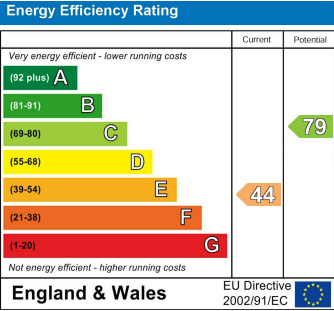
Council Tax Band Rating - Rushcliffe Borough Council - Band D

The vendor has advised the following:
Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

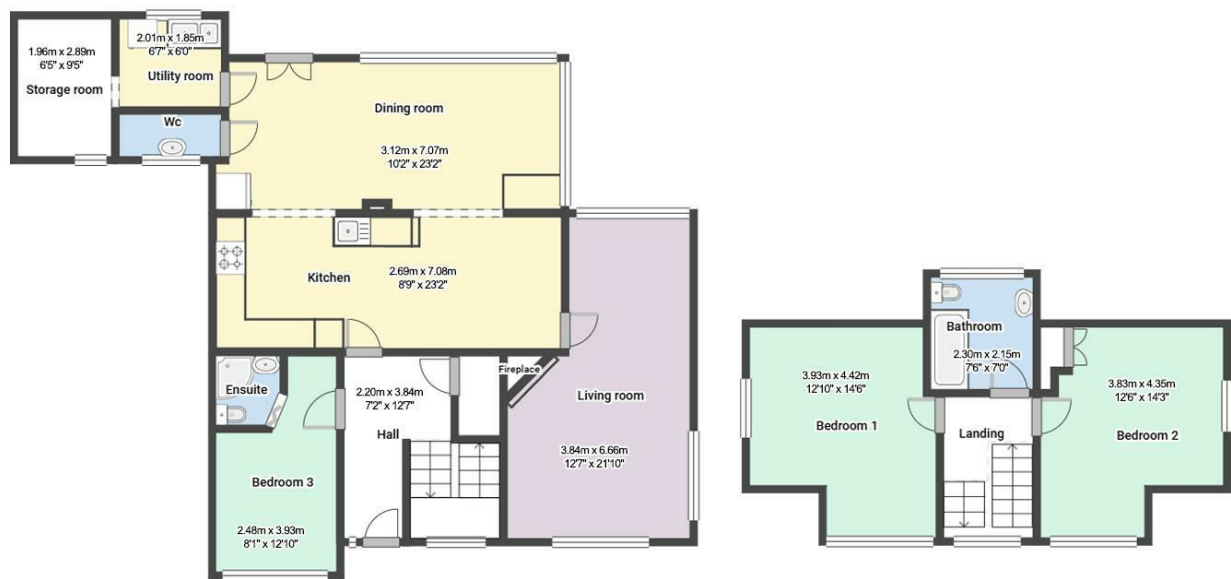
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Brookside Avenue, East Leake, Loughborough LE12 6PA

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.