

Brookside Avenue

East Leake, Loughborough, LE12 6PA



An extended, light and spacious home, with south facing garden, in a highly desirable residential location, brought to market with no onward chain and a wealth of potential.

£300,000

John German 

This property would make an ideal purchase for those wishing to downsize, small families or professional couples.

The property is located approximately ½ mile from East Leake village centre where a wide array of local amenities including (but not limited to); shops, boutiques, pubs and restaurants can be found. There are also plenty of green spaces for walking and cycling.

Public transport well catered for by regular bus service; commuter access to the M1, A6 and A46 is excellent.

Accommodation comprises; two double bedrooms, shower room, large lounge, dining room and kitchen extension with vaulted ceilings and skylights.

Externally, the property is situated on a well sized, south facing, private plot. There is a single garage and driveway which accommodates parking for several vehicles.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 C

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

Our Ref: JGA/26062024

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Ground Floor Building 1



Ground Floor Building 2

John German 

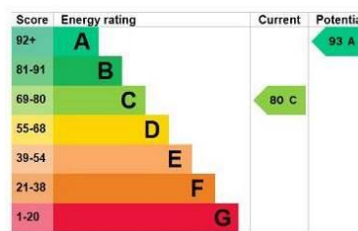
Approximate total area⁽¹⁾
949.72 ft²
88.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





John German
 75 Main Street, East Leake, Loughborough,
 Leicestershire, LE12 6PS
 01509 856006
 eastleake@johngerman.co.uk

Agents' Notes

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