

Brookside Avenue

East Leake, Loughborough, LE12 6PA



A well-presented, spacious home which has undergone significant improvement by the current owners with a rear extension and a south facing garden. Located in a sought after location within close proximity to the village centre.

Guide Price £300,000 - £325,000



John German

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

The property is located within ½ mile to 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, bathroom with separate shower, large lounge, kitchen/diner and utility room.

Externally, the property offers a beautifully maintained south facing rear garden. To the front there is a single garage and driveway.

The current owners have internally re-wired the property, renewed the flat roof to the extension (20-year guarantee), replaced windows and fully refurbished the bedrooms including adding fitted wardrobes. The garden has undergone a wonderful transformation and has been planted throughout to provide an attractive and low maintenance foliage throughout the year. The property has the benefit of solar panels (Leasehold until 2037).

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Cable

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 D

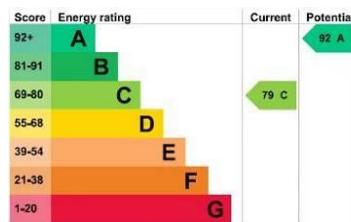
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25072024

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