

# Brookside

East Leake, Loughborough, LE12 6PB

John German



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£425,000

Beautifully renovated family home in the sought after village, with accommodation briefly comprising three bedrooms, family bathroom, ground floor shower room, office, lounge, open plan kitchen/dining room, utility room and private garden.





This property would be a perfect fit for professional couples, families and those wishing to downsize. The property is located within easy reach of Brookside Primary School, Lantern Lane Primary & Nursery, East Leake Academy and East Leake Leisure Centre. East Leake village centre is less than half a mile away, 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 is well catered for by a regular bus service and for commuter access to the M1, A6 and A46 is excellent.

Accommodation comprises Three bedrooms, family bathroom, ground floor shower room, office, lounge, open plan kitchen/dining room, separate utility room.

This beautifully renovated home has been thoughtfully transformed by the current owners into a stylish and contemporary family haven. At the heart of the property lies a stunning open-plan kitchen and dining area, designed for both everyday living and entertaining, complete with elegant French doors that seamlessly open out to the garden - perfect for al fresco dining and summer gatherings.

The inviting lounge, discreetly positioned at the rear of the home, offers a peaceful retreat bathed in natural light, providing the ideal setting for cosy evenings or relaxed weekends.

Upstairs, you'll find generously proportioned bedrooms, each offering comfort and versatility. The principal bedroom is particularly impressive, boasting dual aspect windows that flood the room with light and a dedicated dressing area, adding both convenience and a touch of luxury.

Externally, the property boasts a well-sized and private rear garden, offering a perfect balance of lawn and patio - ideal for outdoor dining, entertaining, or simply unwinding. A further garden area elegantly wraps around the side of the property, providing additional space and potential for personalisation.

To view this property, please contact John German East Leake office.

**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:** Driveway & garage **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains **Heating:** Gas

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

**Broadband type:** Fibre

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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA15042025

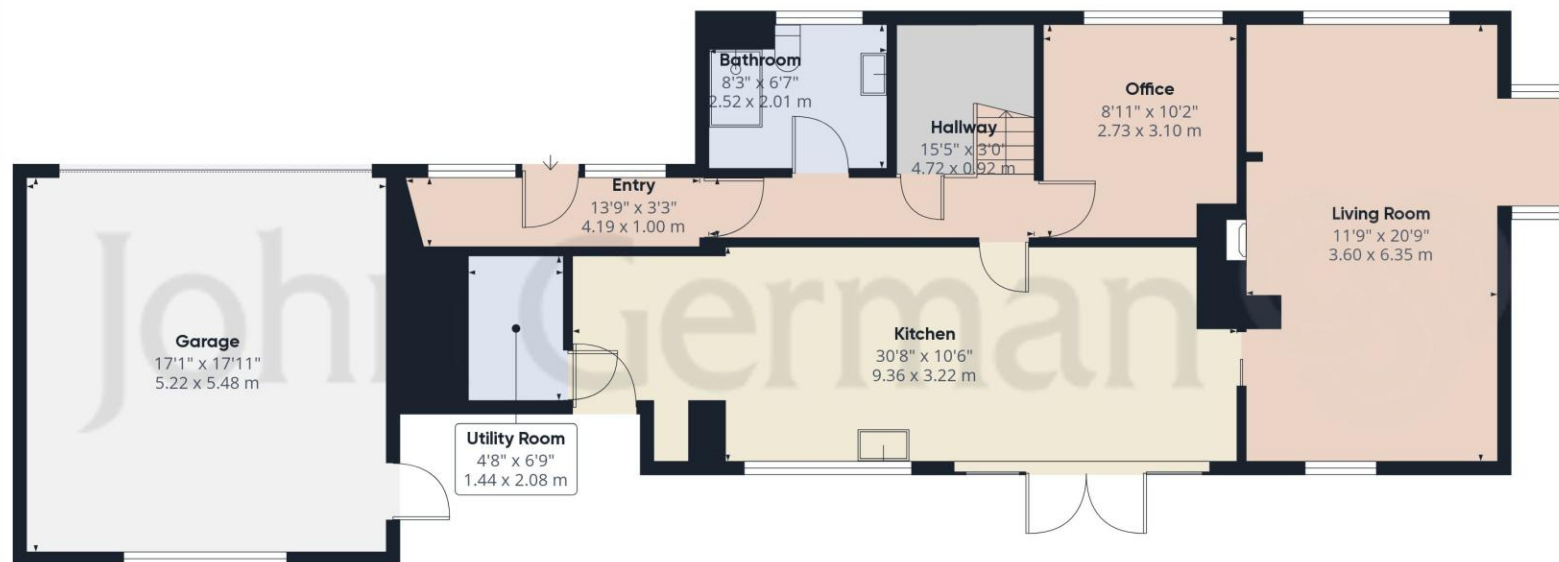
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









Ground Floor

**Approximate total area<sup>(1)</sup>**

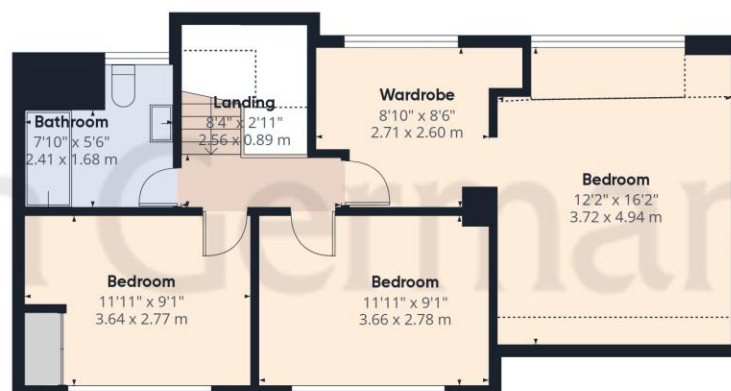
1748.93 ft<sup>2</sup>

162.48 m<sup>2</sup>

**Reduced headroom**

24.33 ft<sup>2</sup>

2.26 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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