



Brookside, East Leake



£310,000

- DETACHED BUNGLAOW
- THREE DOUBLE BEDROOMS
- EXTENDED ACCOMMODATION
- STYLISH SHOWER ROOM
- SUMMERHOUSE WITH POWER
- DOUBLE GLAZED
- FREEHOLD
- EPC RATING D



The original bungalow back in the day was a more modest two bedroom residence and now with extension both left and right, there are three double bedrooms for this deceptive well appointed bungalow within easy walking distance of village centre amenities and locals schools.

The contemporary refurbishment has created a feature shower room and kitchen whilst the actual property sits in a substantial plot.

Initially on entry via double doors is the hall with smart neutral decoration and access to the kitchen which has built in appliances including a five ring gas hob, Bosch electric oven, integrated dishwasher and a double storage cupboard discreetly houses the Worcester gas central heating boiler. A composite sink unit with directional nozzle, timber work surfaces with attractive tiled splashbacks, base and eye level cupboards provides substantial storage facility.

The lounge has a westerly orientation, therefore will benefit from the afternoon sunshine, accent wallpaper, radiator and feature wood burning stove for the winter along with air conditioning for the summer.



The main bedroom is in the left wing and an impressive double, with front aspect window and adjacent to this is the shower room which has an easy walk in enclosure, recessed LED lighting, dual head shower fitment with angle poised rain head shower, wash hand basin with double cupboard beneath and low level WC.

Bedroom number two is at the far end of the property and spans front to rear and is neutrally decorated with accent wallpaper to the end gable. the third double bedroom has a rear elevation and once more, accent wall decoration. Both these bedrooms are accessed from the lounge and also the second front entrance porch.

Outside at the front, a block paved driveway allows parking for at least three vehicles, possibly four depending on size. To the left hand elevation, the garden is mainly paved for ease of maintenance and there are views towards the church. To the right hand elevation, is the main garden with paving at the upper level followed by lawn, fully enclosed by foliage making for a very private space. The summer house has wall insulation, electrical sockets, double glazed dual aspect windows and double doors to a decked area. Also is the properties second wood burning stove, which is a focal point of the room. LED lights illuminate, this room is open to interpretation, it could be for entertaining, work from home space etc...

Finally at the rear, a paved path leads round for maintenance and this is where the air conditioning unit is housed along with an external power point. Fascias and soffits along with guttering have been replaced with uPVC ones and this is a rare opportunity to purchase a substantial bungalow in such a private secluded spot.

To find the property, from East Leake village centre proceed along the Main Street towards the church, pass this and shortly afterwards the residence is on the left hand side identified by the agent's 'For Sale' board.



SUMMERHOUSE 3.51m x 4.42m (11'6" x 14'6")

PORCH 1.77m x 1.82m (5'10" x 6'0")

LOUNGE 3.43m x 4.74m (11'4" x 15'7")

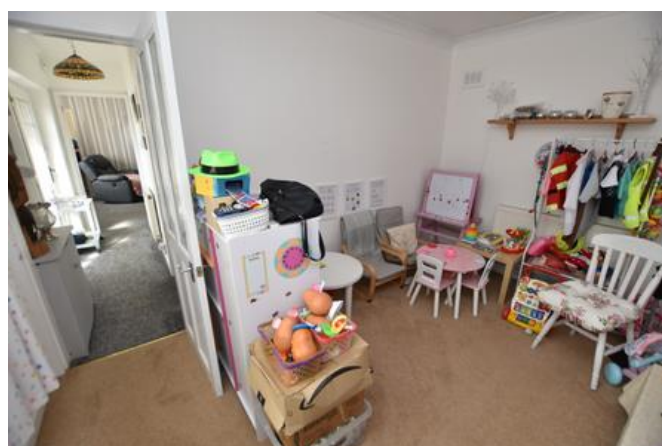
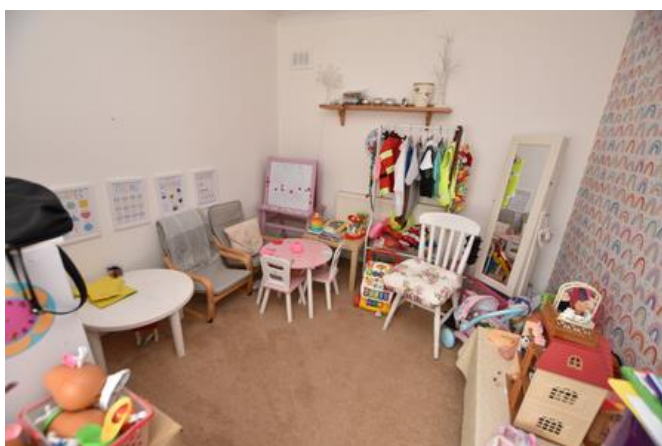
KITCHEN/DINER 3.06m x 4.74m (10'0" x 15'7")

BEDROOM 1 3.71m x 4.46m (12'2" x 14'7")

BEDROOM 2 2.8m x 3.82m (9'2" x 12'6")

BEDROOM 3 2.91m x 3.07m (9'6" x 10'1")

SHOWER ROOM 1.61m x 2.38m (5'4" x 7'10")





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 C

DISCLAIMER

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REFFERALS

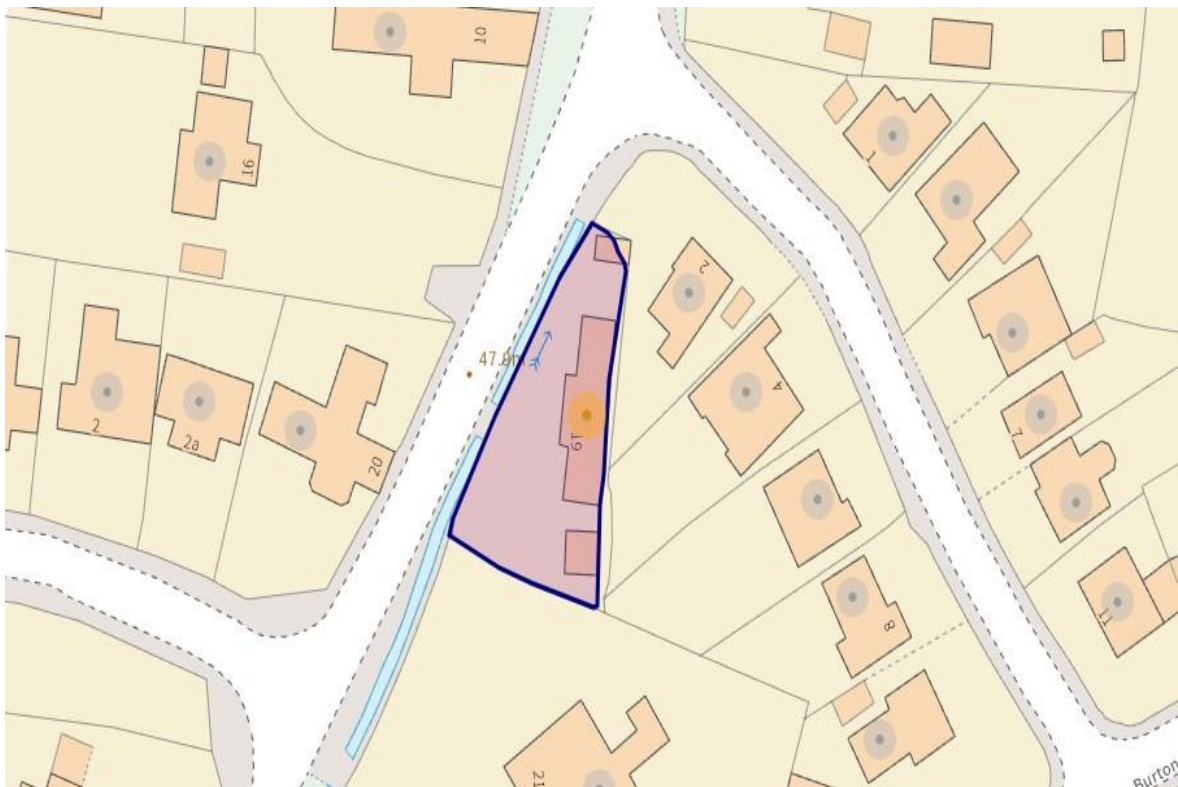
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Ground Floor

Approx. 80.3 sq. metres (864.3 sq. feet)



Total area: approx. 80.3 sq. metres (864.3 sq. feet)





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