



Brookside Avenue, East Leake



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£399,995



## Key Features

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- EXTENDED ACCOMMODATION
- DECEPTIVE VERSATILE LAYOUT
- SOUTH FACING GARDEN
- GROUND FLOOR EN-SUITE BEDROOM
- EPC rating COMING SOON
- FREEHOLD







This deceptive three double bedroomed family home has a versatile layout and extensions that create a wealth of space with a private south facing garden and impressively sized garden room with useful utility room off.

Initially on entry via a composite door, the hallway has timber latch doors to internal rooms along with the under stairs cupboard. The kitchen diner has modern cupboard units at base and eye level with brushed metal handles, integrated double oven and grill along with a four ring Stoves hob. Sink unit with dishwasher adjacent.

The garden room is light, bright and airy and a wonderful space to gravitate to and special reference should be made to the floorplan to fully appreciate its size. The separate lounge has a triple aspect with both front, rear and side elevation windows, the focal point of the room is a real flame effect gas fire with glazed tiled hearth and back and timber surround.

Finally at ground floor is the third bedroom (dimensionally) and this has an en-suite facility with a quadrant shower cubicle with curved door with electric shower within.

At first floor there are three further rooms, the main bedroom has a front elevation dormer window and side elevation end gable with storage into the eaves and a partially vaulted ceiling making for a very pleasant space.

Bedroom two is similar proportions to bedroom one with then the bathroom in between equipped with an electric shower over the bath and a rear elevation double glazed obscure window.

Outside at the front, a concrete driveway provides off road parking for up to four vehicles and a fifth space is available beyond the gates. The front garden is mainly laid to lawn with a mature rockery fronting the pavement. At the rear the landscaped garden is yet another feature of the property. At the left elevation, it is mainly paved for ease of maintenance, a seating area to the top right and a path connecting with a lawned section. The third patio is adjacent to the garden room and lounge.

The property is situated at the top of Brookside Avenue which is a quiet cul-de-sac and within easy walking distance of the village centre.

To find the property, from East Leake village centre proceed along the Main Street towards the church. Turn right in to Brookside Avenue to the very top of the hill where the property is situated on the left hand side identified by the agent's 'For Sale' board.









HALL 3.71m x 2.14m MAX (12'2" x 7'0")

KITCHEN DINER 7.05m x 2.66m (23'1" x 8'8")

GARDEN ROOM 6.91m x 3.08m (22'8" x 10'1")

UTILITY ROOM 1.94m x 1.76m (6'5" x 5'10")

LOUNGE 6.41m x 3.78m MAX (21'0" x 12'5")

GROUND FLOOR BEDROOM 4.48m x 2.37m (14'8" x 7'10")

EN-SUITE 1.33m x 1.19m (4'5" x 3'11")

BEDROOM ONE 4.2m MAX x 3.83m (13'10" x 12'7")

BEDROOM TWO 4.22m MAX x 3.77m (13'10" x 12'5")

BATHROOM 2.12m x 2.05m (7'0" x 6'8")



## SERVICES & TENURE

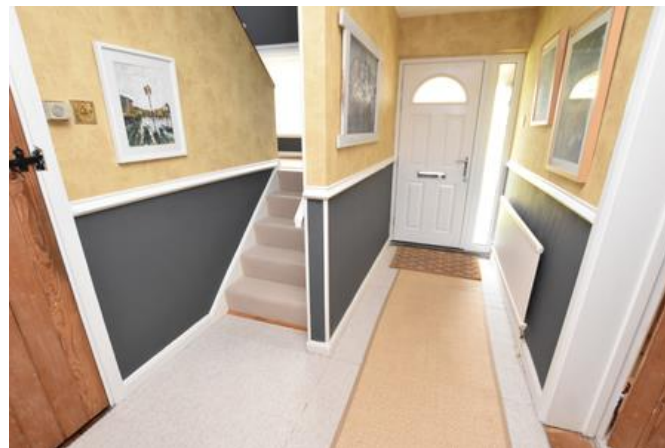
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band D.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.







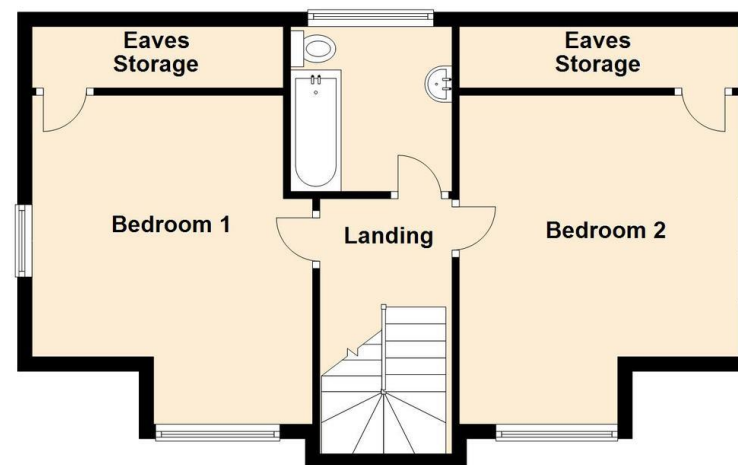
### Ground Floor

Approx. 112.4 sq. metres (1209.6 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



Total area: approx. 156.5 sq. metres (1684.5 sq. feet)



