



Brookfields Way, East Leake



£445,000

- VILLAGE LOCATION
- EV CHARGER
- FOUR WELL SIZED BEDROOMS
- DRIVE & GARAGE
- DOWNSTAIRS WC
- MODERN REAR EXTENSION
- FREEHOLD
- EPC rating C



Located on the popular and well-established Brookfields Way in East Leake, this beautifully presented four-bedroom detached property offers generous living space, modern finishes, and a flexible layout ideal for family life or home working. Set within a quiet residential area, the home benefits from recent upgrades and excellent local amenities within walking distance.

The ground floor accommodation includes a spacious lounge, a stylish downstairs WC, and a stunning open-plan kitchen and dining area, professionally converted in 2022. This modern space features a high-spec five-ring NEFF gas hob, Rangemaster electric oven, and quality cabinetry, making it perfect for both everyday use and entertaining. The kitchen flows into a bright and modern garden room, ideal as an additional family room, with direct access to the rear garden. There is also a dedicated home office on the ground floor, offering a quiet and private space for remote working or study. Internal access to the garage adds further practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, all presented in a clean, neutral style ready for immediate use. Externally, the property features driveway parking for two vehicles, a secure and low-maintenance rear garden, and a garage for storage or additional parking. A fitted electric vehicle charging point is already in place, supporting energy-efficient living.



East Leake is a thriving village with a wide range of local amenities including independent pubs, bars and coffee shops, a Co-op, restaurants, and several takeaways. The village leisure centre provides gym facilities, exercise classes and sports halls, while the surrounding countryside offers an abundance of scenic walks and green spaces.

The property falls within catchment for well-regarded schools including East Leake Academy and Lantern Lane Primary School, making it particularly attractive to families.

With excellent road links to Nottingham, Loughborough, Derby and the M1, this is a superb opportunity to secure a spacious, modern home in one of the region's most desirable village locations. Early viewing is strongly recommended.

To find the property, from the centre of the village proceed along Gotham Road, at the roundabout turn left on to Brookfields Way where the property is found approximately half way along on the right hand side.

LOUNGE 5.32m x 3.5m (17'6" x 11'6")

KITCHEN DINER 4.67m x 6.42m (15'4" x 21'1")

OFFICE 4.67m x 2.55m (15'4" x 8'5")

GARDEN ROOM 3.24m x 3.82m (10'7" x 12'6")

GROUND FLOOR WC 1.78m x 1.27m (5'10" x 4'2")

BEDROOM ONE 3.94m x 3.5m (12'11" x 11'6")

EN-SUITE 1.71m x 2.68m (5'7" x 8'10")

BEDROOM TWO 2.84m x 3.14m (9'4" x 10'4")

BEDROOM THREE 3.92m x 2.55m (12'11" x 8'5")

BEDROOM FOUR 2.41m x 2.97m (7'11" x 9'8")

FAMILY BATHROOM 2.17m x 1.69m (7'1" x 5'6")





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 E.

DISCLAIMER

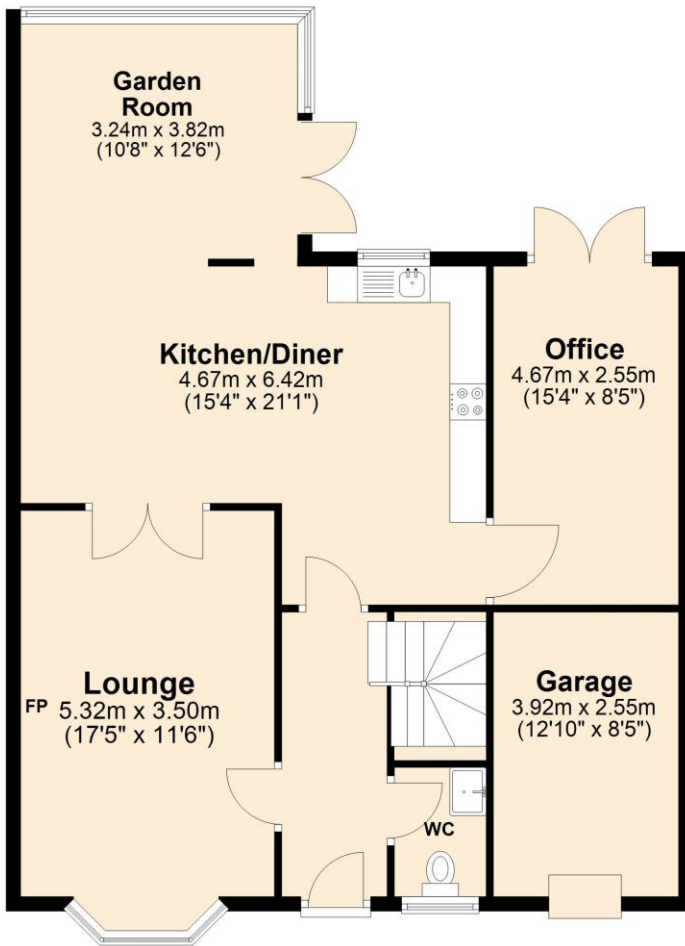
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

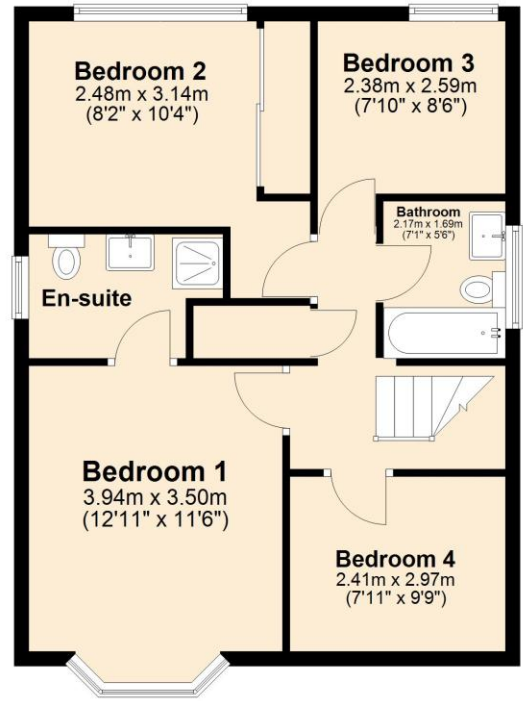
Ground Floor

Approx. 91.8 sq. metres (988.3 sq. feet)

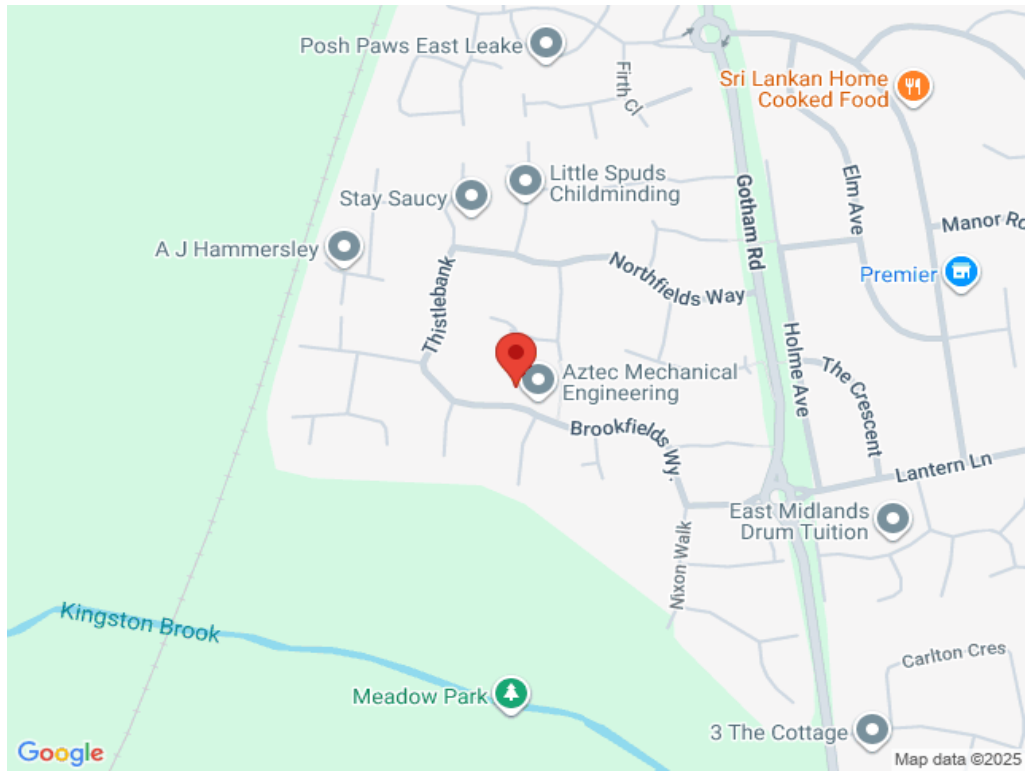


First Floor

Approx. 57.4 sq. metres (617.4 sq. feet)



Total area: approx. 149.2 sq. metres (1605.7 sq. feet)



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