



Smiths  
your property experts

# Brookside Avenue

East Leake

- No upward chain
- Beautifully extended detached bungalow
- Set in a mature cul-de-sac in the heart of the village
- Refitted breakfast kitchen with direct garden access
- Light-filled front-to-back living/dining room
- Three good-sized bedrooms and a refitted bathroom
- Private driveway set behind a mature hedgerow
- Spacious south-facing gardens and a useful garage

## General Description

Smiths Property Experts offer to the market with no upward chain this beautifully modernised and extended three-bedroom detached bungalow with garaging and a driveway. Occupying a large south-facing plot with lovely landscaped private rear gardens.

The property is located on the sought-after Brookside Avenue, a short walk from the heart of the village and within easy reach of a full host of amenities, including a country park and countryside walks. There is also a nearby bus stop on Brookside.





## The Property

The property is set back from the road, behind a mature evergreen hedgerow and a private block paved driveway. To the left-hand side is an attached garage with an electric roller door.

Upgraded and modernised by the current sellers, the internal accommodation is presented in smart and clean order throughout. An enclosed porch leads in turn to the entrance hall.

Of particular note is the excellent floor plan. Three bedrooms and a refitted bathroom are all to the left-hand side, and there is a front-to-back living/dining room opening through to a refitted breakfast kitchen to the rear. The main sitting room and kitchen both have direct rear garden access, and there is a lovely wood-burning stove in the sitting area. The accommodation is UPVC double-glazed and gas centrally heated throughout.

## The Outside

The plot is a particular feature of the property. Set behind a mature hedgerow and driveway to the front, and with spacious south-facing gardens with a totally private aspect to the rear.

The rear gardens are laid with central lawns, two seating terraces, and a useful brick-built outhouse store extending from the rear of the garage. There are also two raised beds, and the scale of the gardens gives potential for further extension to the property should the eventual purchaser wish.





## The Location

Nestled in a mature cul-de-sac in the heart of the village, the property is within a short walk of Main Street. The village offers a wide range of amenities, including a Co-Op, doctor's surgery, dental practice, chemist, veterinary clinic, leisure centre, and library. There is also a bakery, a greengrocer, coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or a regular bus service. East Midlands Airport is just 6 miles away.

## Property Information

EPC Rating: E.

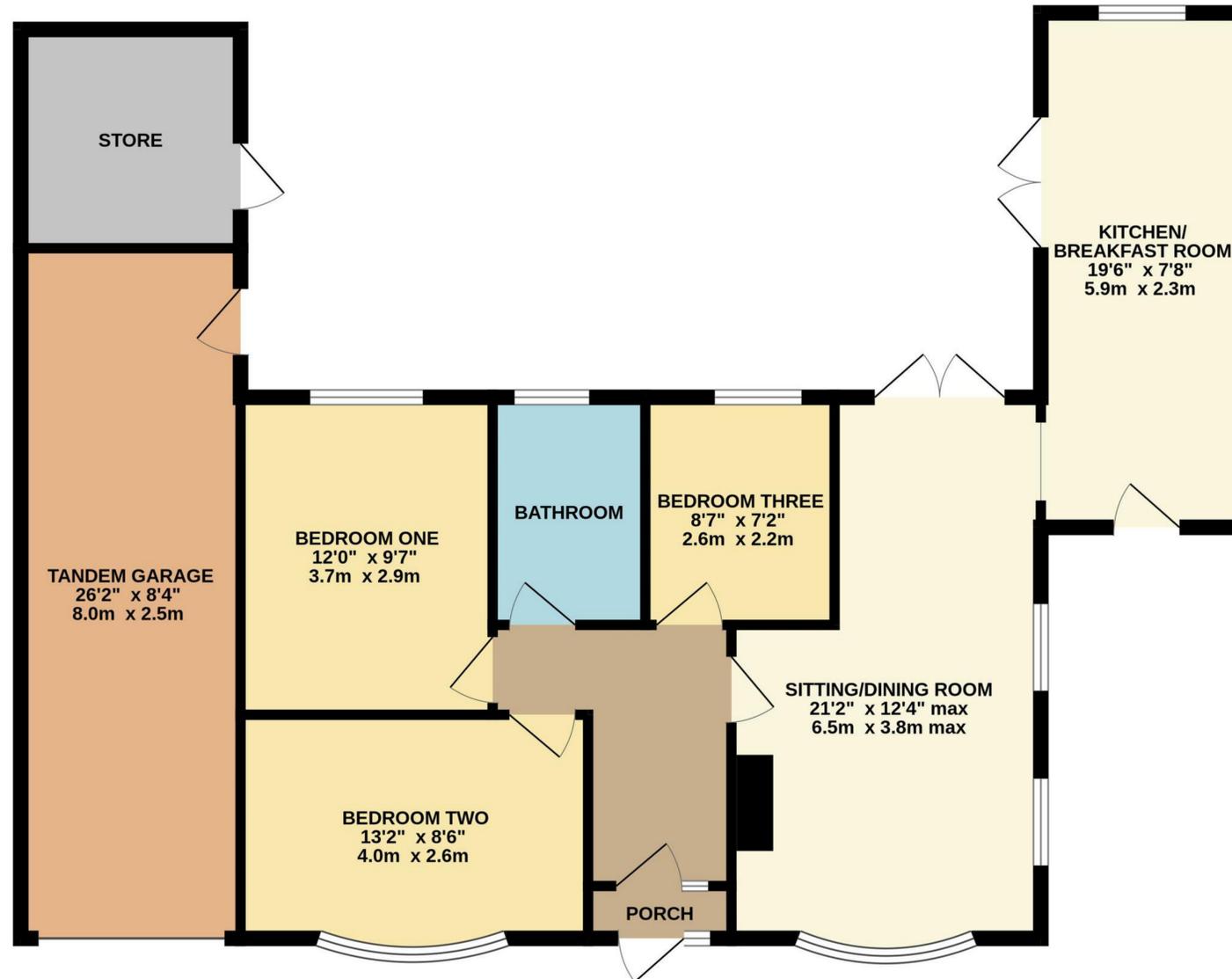
Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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