



Smiths
your property experts

Brookside Avenue

East Leake

- No upward chain
- Well-designed detached bungalow
- Occupying a generous plot in the heart of East Leake
- Spacious sitting room and a light-filled conservatory
- Fitted kitchen with direct garden access
- Three double bedrooms and a shower room
- Gated private driveway and a useful garage
- Landscaped and private rear gardens

General Description

Smiths Property Experts offer to the market this three-bedroom detached bungalow occupying a generous plot, including a gated private driveway and garaging.

The property is situated on the sought-after Brookside Avenue, nestled in the heart of the village and within easy walking distance of both parks, countryside walks, and a full range of amenities. There is also a nearby bus stop on Brookside.

Offered to the market with no upward chain, this is a rare opportunity to acquire a nice quality detached bungalow in the heart of the village and with excellent proportions.





The Property

The property is set back from the road, behind low-maintenance front gardens, with a wall and wrought-iron gates. With UPVC double glazing and gas central heating throughout, the accommodation is well designed with the living space to one side and sleeping arrangements on the other. The property extends to in the region of 950 square feet, with the addition of a useful attached garage.

Expect to find, in brief, an enclosed porch leading to the entrance hall, a generous main sitting room, a conservatory, a fitted kitchen, and three double bedrooms (one currently used as a dining room). There is also a useful shower room.

The Outside

The plot is a particular feature of the property. Set behind a low-level wall with wrought-iron gates and a private driveway, the gardens wrap around the main house. There are low-maintenance lawned gardens to the front, and to the rear, private landscaped gardens with further lawns and two patio terraces.





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: D.

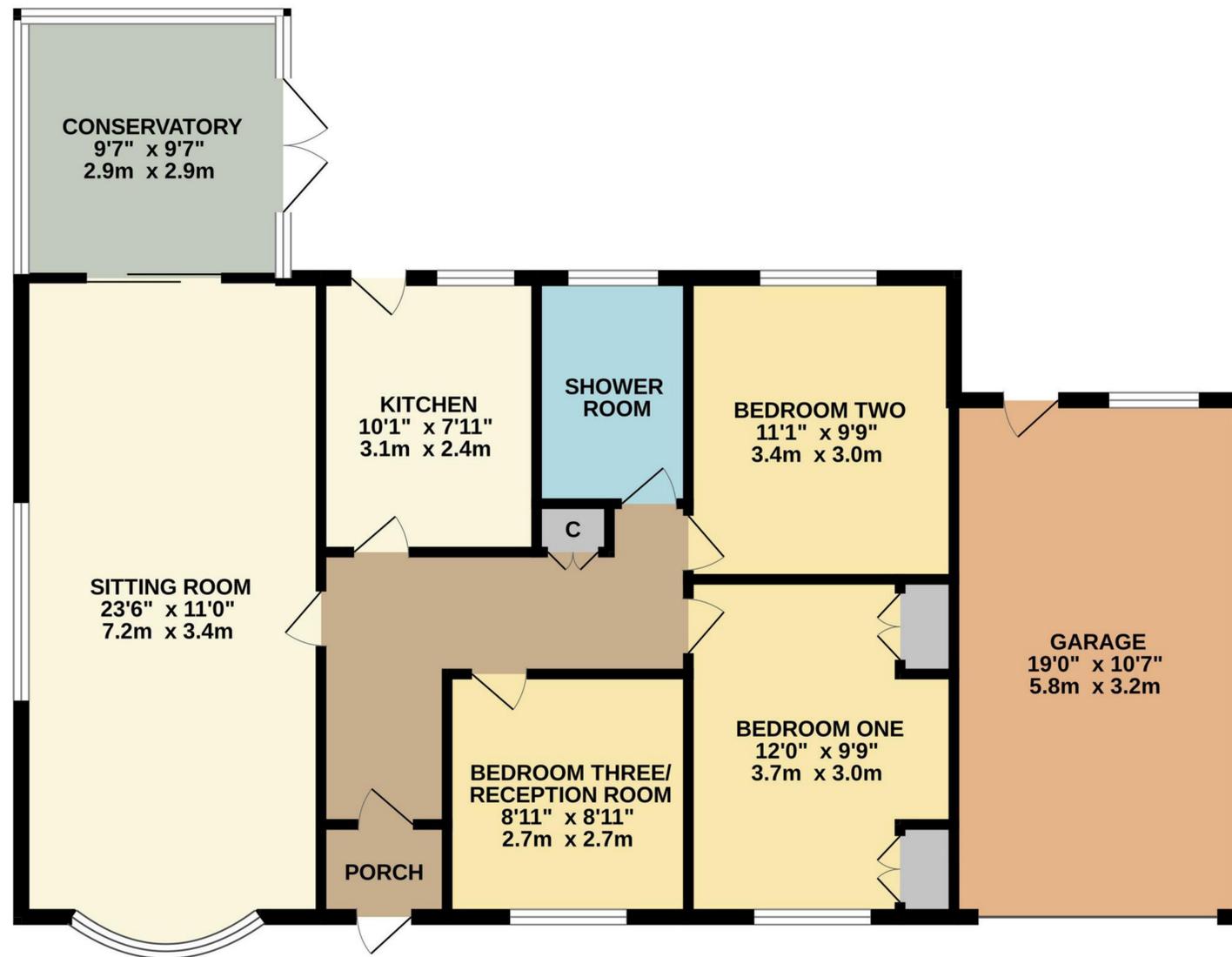
Council Tax Band: D.

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 : 1103 sq.ft. (102.4 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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