

# SUPERIOR HOMES

# ROYSTON & LUND



## 4 Brookfields Way

East Leake | LE12 6HD

Guide Price £425,000

**\*\*GUIDE PRICE £425,000 - £450,000\*\***

Royston and Lund are delighted to bring to the market this immaculately presented four bedroom detached property located in East Leake. Situated a short walk from numerous amenities that East Leake has to offer from local pubs, shops and cafes. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the surrounding villages and Loughborough and Nottingham town City Centres. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises a hallway upon entry that leads into the main reception room, kitchen, understair storage and staircase leading to the first floor landing. The living room is a generous size with large bay window to the front elevation flooding the room with natural light pieced together with a stylish fireplace and French doors leading into the dining room. The dining room is ample in size with more than enough room to host family and friends which leads you into the vaulted extension/further reception room benefitting from large windows and double skylight making this space the perfect relaxation area for all year round. The kitchen boasts high quality base and wall units housing integrated appliances from an oven, hob and extractor hood with more room to add further freestanding appliances and breakfast bar/island. Off from the kitchen is the utility showcasing a further wash basin from the kitchen and under counter space to add further white goods along with rear door leading to the rear garden. The utility leads into a downstairs WC.



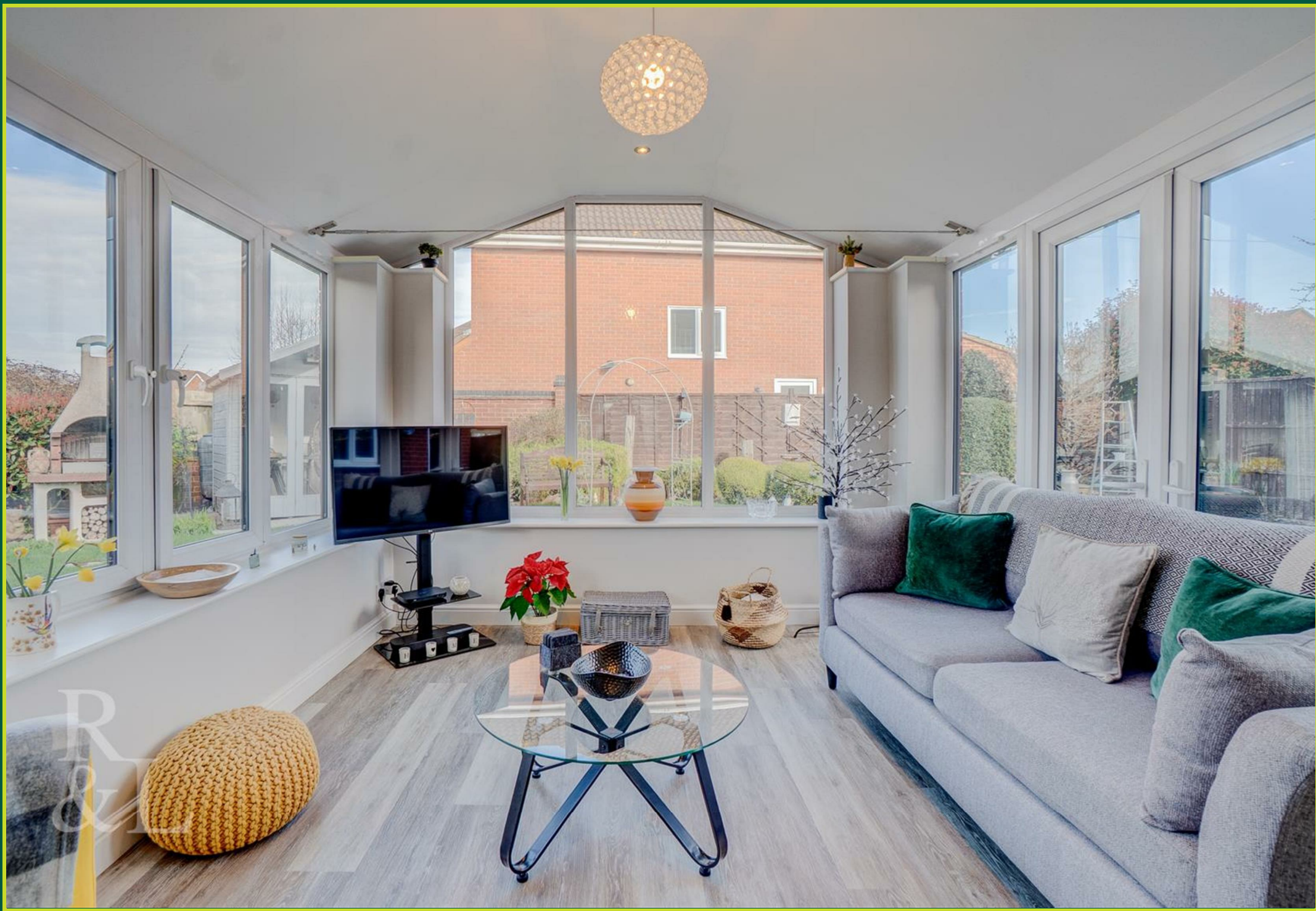


- Four Bedroom Detached Family Home
- Ample Off Street Parking
- Integrated Kitchen Appliances
- Excellent Transport Links
- Close By To Numerous Amenities
- Downstairs WC and Utility Room
- Ensuite Shower Room And Three Piece Bathroom
- Immaculately Presented Throughout
- EPC Rating - C
- Freehold - Council Tax Band - E









R  
&  
D



To the first floor there are four well proportioned bedrooms. The master bedroom benefitting from built in wardrobes and an ensuite shower room. Bedrooms two and three have built in wardrobes and storage space. Bedroom four is a single and is currently being used as an office. All four bedrooms have further access to a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.



Facing the property there is ample off street parking via a single driveway and single integral garage and to the rear there is an immaculately kept garden featuring patio areas, slate chip flower bedding along with ample lawn space showing a sun house for the summer months, built in Mediterranean style BBQ and further patio area leading to storage shed. The rear garden as a whole is aligned with flower beds and enclosed with fenced borders.



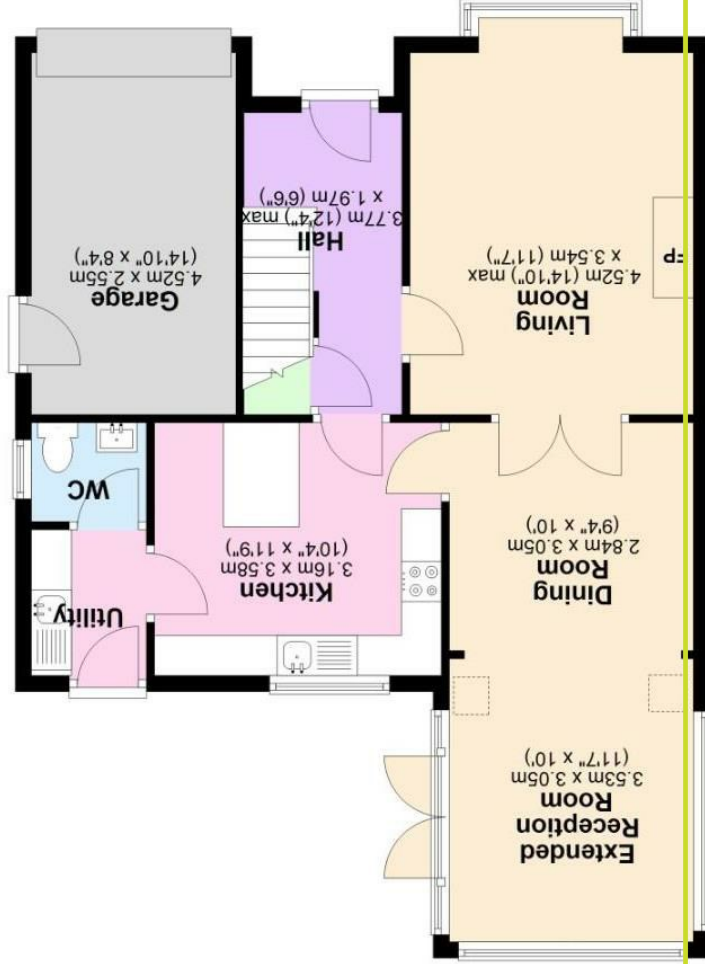
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Potential	Current	Potential
73	77		

## EPC



Approx. 62.1 sq. metres (668.1 sq. feet)



Approx. 73.1 sq. metres (786.6 sq. feet)



Total area: approx. 135.1 sq. metres (1454.7 sq. feet)