



Brook Street

Burton-On-The-Wolds

- Four bedroom dormer-style bungalow
- Thoughtfully modernised throughout
- Sleek kitchen/dining room with central island
- Sitting room with bay window and feature fireplace
- Versatile ground-floor bedroom and bathroom
- Dual-aspect main bedroom with dressing room
- Landscaped rear garden with paved terrace
- Integrated garage and off-road parking
- EPC Rating C / Council Tax Band E / Freehold

Alexanders are delighted to bring to market this thoughtfully modernised four-bedroom dormer-style bungalow, situated in a quiet cul-de-sac on Brook Street in the charming village of Burton on the Wolds. Offering stylish, contemporary accommodation alongside a particularly private setting, the property is ideally suited to those seeking a home ready to move straight into.

The accommodation throughout is both versatile and thoughtfully modernised, with a particular highlight being the sleek kitchen/dining room. Centred around a contemporary island, the space offers an abundance of light and room to entertain, with bifold doors opening seamlessly onto the paved garden terrace, creating a wonderful connection between indoor and outdoor living. The ground-floor layout also offers excellent flexibility, with a bedroom and bathroom that could accommodate guests or serve a variety of alternative uses.

Outside, the landscaped rear garden offers a lovely setting for outdoor dining and relaxation, complemented by an established hedge to the frontage, an integrated garage and off-road parking. Situated in the sought-after village of Burton on the Wolds, the property is well placed for local amenities, village schooling and the wider range of shopping and leisure facilities in nearby Loughborough.





Accommodation:

The ground floor comprises a welcoming sitting room with a bay window and feature fireplace, alongside a contemporary kitchen/dining room with bifold doors opening onto the rear garden. A separate utility room provides useful additional space, while the versatile downstairs bedroom is served by a bathroom and could equally lend itself to use as a study or dining room, depending on individual requirements.

To the first floor are three generous bedrooms, including the dual-aspect main bedroom with its own dressing room, together with a family bathroom.

Gardens and land:

The property occupies a particularly private position, with an established hedge bordering the frontage, alongside off-road parking and an integrated garage. To the rear, the landscaped garden features a paved patio and seating terrace, a lawn and raised established planters, providing a pleasant setting for outdoor dining and relaxation.

Location:

Burton on the Wolds is a sought-after Leicestershire village, offering a welcoming community atmosphere and a selection of local amenities, including a primary school, village pub and recreation ground. The surrounding countryside provides plenty of opportunities for walking and outdoor pursuits, while the nearby town of Loughborough offers a broader range of shopping, restaurants, leisure facilities and everyday amenities.

The village is well placed for commuters, with road links connecting to Leicester and the wider East Midlands, while Loughborough railway station provides regular services to Leicester, Nottingham, Derby and London St Pancras. Local bus services also connect Burton on the Wolds with Loughborough and Melton Mowbray, adding further convenience for day-to-day travel.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band E.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.





Alexanders

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

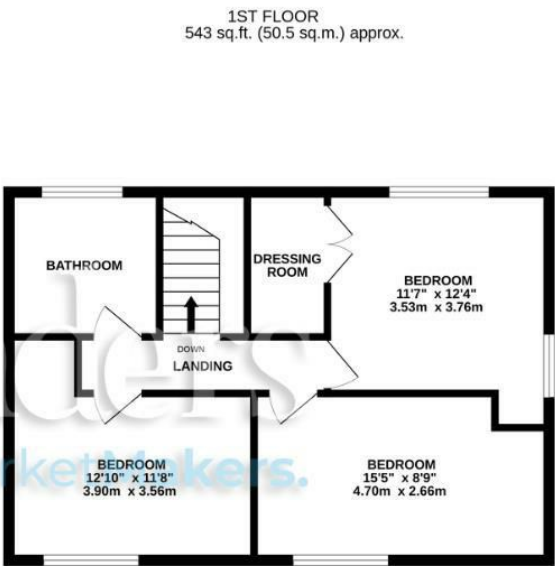
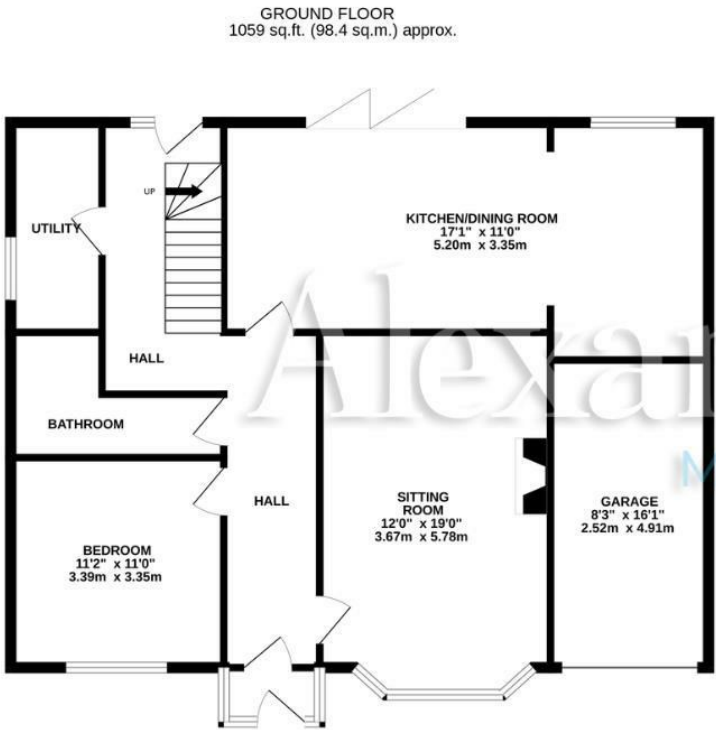
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of the current furnishings or condition. Buyers are advised to verify all details in person during an official viewing.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	74	81



