

SUPERIOR HOMES

ROYSTON & LUND



Brookside Church Lane

| LE67 8RA Guide Price £600,000 to
£620,000

Spacious Three-Bedroom Bungalow on Extensive Gated Grounds with exceptionally large garage // No Chain

Welcome to Brookside – Set within beautifully maintained and expansive grounds, this substantial three-bedroom detached bungalow offers a rare opportunity to enjoy peaceful, private living with generous indoor and outdoor space. The property is approached via a private driveway and features a flexible, well-laid-out interior, ideal for both family life and entertaining.

All three bedrooms are fitted with built-in wardrobes, offering ample storage. The main bedroom is a standout feature, boasting an en-suite bathroom with both a separate bath and shower, and access to a bright and airy conservatory – a perfect retreat with calming views across the garden.

At the heart of the home lies a charming, traditional wooden kitchen/diner, full of warmth and character. French doors open onto the outdoor space, ideal for summer dining and seamless indoor-outdoor living. Off the central hallway, you'll find a separate living room and dining room facing one another, providing generous and adaptable spaces for both relaxing and hosting guests.

Additional internal features include a dedicated office, a utility room, and a well-appointed family bathroom with both a separate bath and shower. The entire loft has been fully boarded out, fitted with power, lighting, and includes a window, offering excellent additional storage. The garden also benefits from being able to collect rain water from a water well via a pump.

With its generous plot, extensive loft space, and existing layout, Brookside also offers significant potential for development or extension, making it an exciting prospect for buyers looking to adapt or expand in a truly idyllic setting.

Please note this property has oil central heating and a septic tank





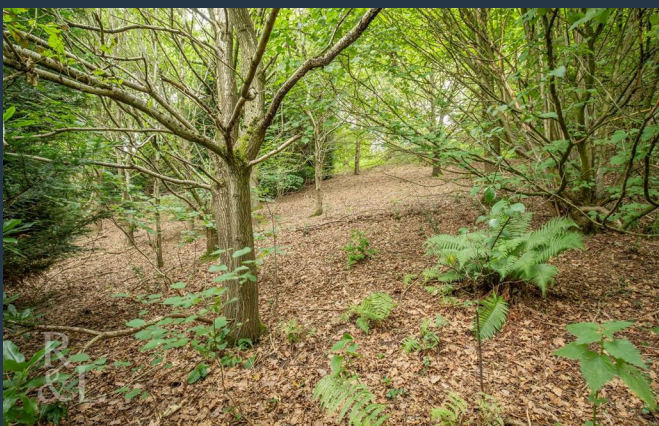
- Three Bedroom Bungalow
- Extensive Amount of Land Including Woodland
- Industrial-Sized Garage
- Built in Wardrobes
- Traditional Wooden Kitchen-Diner
- Dining Room
- Office
- Conservatory
- EPC Rating - E
- Council Tax Band - F











Externally, the property offers a wealth of space and functionality. The detached garage spans over 116 square metres – perfect for storage, a workshop, or multiple vehicles. The grounds are the true highlight of Brookside. Beyond the neatly manicured lawns and mature woodland, you'll find secluded, tranquil corners where you can enjoy complete privacy. Meander along winding paths beneath a canopy of trees, take in the scents of flowering shrubs and plants, and cross two bridges as you listen to the gentle flow of the brook threading through the landscape – a serene feature that inspired the property's name.

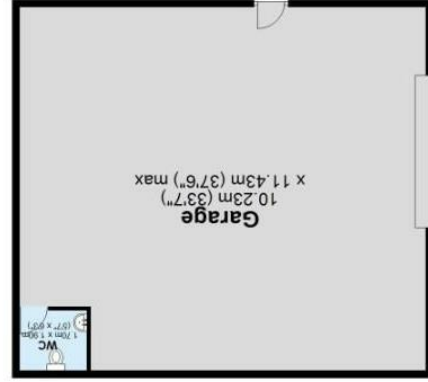
Built in 1955 and been in the same family ownership since 1962, Brookside is located in the quiet village of Swannington. The area has a friendly community, a couple local pubs, Indian restaurant, a well regarded primary school highly rated by Ofsted and a village hall with regular events. There are scenic countryside walks and a historic windmill nearby. Swannington is also famous for the Swannington Incline, one of the first railway lines in the country, with locomotives supplied by Robert Stephenson. Additionally, shops, other schools, and everyday services are just a short drive away.

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 of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Bungalow Ground Floor
Approx. 160.4 sq. metres (1726.4 sq. feet)

Garage
Approx. 116.8 sq. metres (1257.2 sq. feet)

Total
Approx. 227.2 sq. metres (2983.6 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		50	68

England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			

EPC

