



50 Brookfields Way

East Leake | LE12 6HD | Asking Price £450,000

ROYSTON
& LUND

- Detached family home
- Two spacious reception rooms
- Ground floor WC, family bathroom and an en-suite
- Finished to a high standard throughout
- Freehold - EPC rating C
- Stunning dining kitchen
- Four double bedrooms
- UPVC double glazed windows - gas central heating
- Rear garden with summerhouse - driveway
- Council tax band E





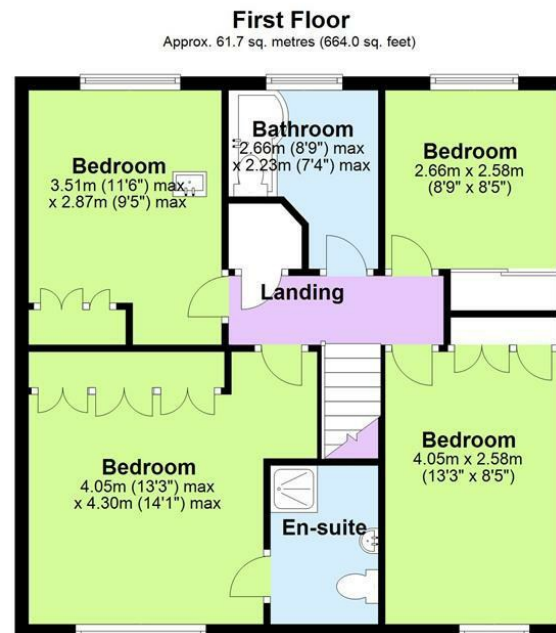
Royston and Lund are delighted to present this detached family home situated in the ever popular location of East Leake. The property is situated within a popular residential location and offers generous accommodation over both floors. It also is located within close proximity to well-regarded schools such as Millside Spencer Academy and MLC Loughborough.

Entering the property you are greeted by a welcoming entrance hall with stairs to the first floor as well as access to the ground floor rooms. The lounge is an excellent sized room with a feature bay window to the front elevation which opens up the room to lovely, natural lighting. There is a second, versatile reception room which currently acts as a snug but could have a number of purposes such as a play room, office etc. The dining kitchen is stylish throughout with integrated appliances such as a hob, oven and extractor fan. There is also a feature centre island and bi-fold doors which open out onto the rear garden which is perfect for the summer months! Lastly, there is a useful, ground floor WC situated underneath the stairs.

To the first floor there are four double bedrooms. All four bedrooms comprise fitted wardrobe storage and the main bedroom has the benefit of a modern en-suite shower room/WC. The other bedrooms are complemented by a family bathroom with a three piece white suite which includes a bath with an overhead shower, wash basin and a WC.

Outside, there is a larger than average enclosed rear garden with a patio, lawn and summerhouse. The summerhouse includes power and lighting and currently acts as an external office for the current owners. To the front there is a double-width driveway providing off-street parking.





Total area: approx. 147.2 sq. metres (1583.9 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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