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Angrave Road

East Leake

- No upward chain
- Well-presented detached bungalow
- Walking distance of Rushcliffe Golf Club and a bus route
- Kitchen/breakfast room and two reception rooms
- Two double bedrooms and a shower room
- Generous frontage with a private driveway
- Private, south-facing and fully landscaped gardens
- Garage with power, lighting and an electric roller shutter door



General Description

A mature and well-presented detached bungalow offered to the market with no upward chain, within easy walking distance of a bus route and Rushcliffe Golf Club on the edge of the revered village of East Leake. The property is set in a well-thought-of residential setting with no through traffic and a mix of bungalows and family homes. Just a 10-minute walk away is the village centre in East Leake, boasting a full array of amenities.

The village has a true community feel and spirit with a bustling High Street and a full array of amenities, including a doctor's surgery, dental practice, chemist, and library. There is also a bakery, greengrocers, and florist, as well as several coffee shops, pubs, and eateries. Access to Loughborough and Nottingham is easy via car or regular bus service. East Midlands airport is just 6 miles away.





The Property

The property provides double glazing and gas central heating throughout. Presented in excellent order, expect to find living accommodation laid around a spacious entrance hall extending to approximately 925 square feet.

There are two generous double bedrooms, a light-filled sitting room, and a fully fitted kitchen/breakfast room to the rear with direct garden access. The property also affords a delightful south-facing conservatory, allowing access to the private gardens.

The Outside

Outside, the property boasts a larger-than-usual plot with front gardens and a private driveway to the right-hand side. To the rear are private, south-facing and fully landscaped gardens, with the addition of a substantial brick under-tile detached garage.

The garage has power and lighting and would make an excellent workshop, gym, and studio. There is an electric roller shutter door and an inspection pit in the floor. There is a greenhouse behind the garage.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

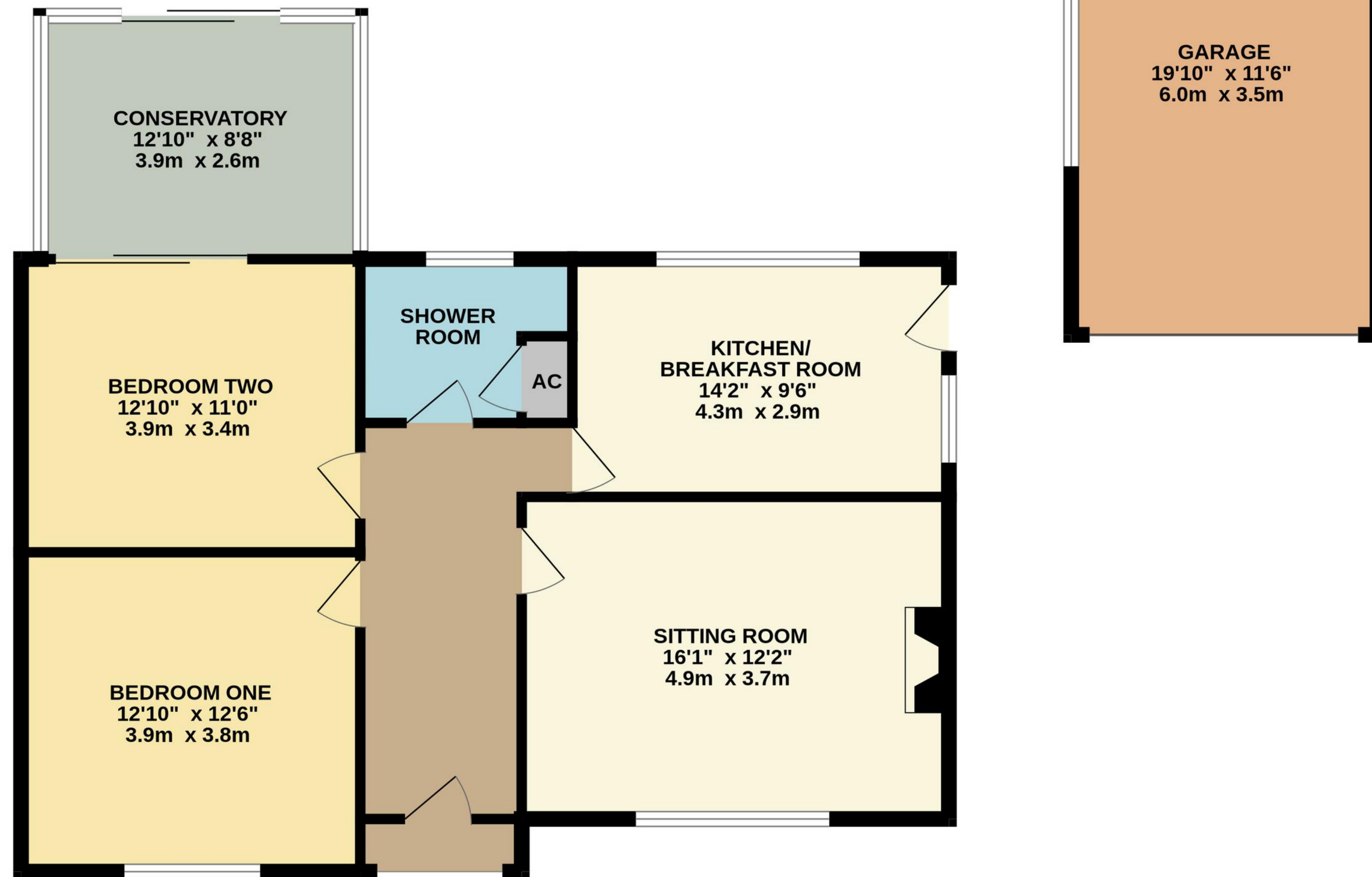
Important Information

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TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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