



Connells

Brush Court Sidings Walk
Loughborough



Property Description

Brush Court is a well-proportioned first floor, two-bedroom apartment offering light, contemporary living with an excellent open-plan layout and an allocated parking space. Accessed via a communal entrance with intercom system and stairs to the upper floors, the apartment opens into a welcoming hallway with doors leading to all rooms.

The standout feature is the impressive open-plan kitchen/living/dining room, providing a fantastic social space with ample room for relaxing, dining and entertaining. The kitchen is fitted with a range of modern units and worktops, with integrated-style cooking area (hob/oven space) and room for freestanding appliances, complemented by a breakfast bar/peninsula that subtly zones the space. Large windows draw in plenty of natural light and offer elevated views across the surrounding area.

There are two bedrooms, including a generous main bedroom and a well-sized second bedroom—ideal for guests, a home office or sharers. Completing the accommodation is a contemporary bathroom fitted with a bath and shower over, wash basin and WC.

Externally, the development provides resident parking, including an allocated space, making this an excellent choice for first-time buyers, investors, or anyone seeking low-maintenance living close to local amenities.

Entrance Hallway

A welcoming entrance hallway providing access to all principal rooms, offering a practical layout with storage cupboard for coats and shoes. Cleanly presented and setting the tone for the rest of the apartment.

Kitchen/Living/Dining Room

A bright and impressive open-plan living space, thoughtfully designed to combine cooking, dining and relaxation in one sociable environment. The kitchen area is fitted with a range of modern wall and base units with work surfaces over, incorporating space for appliances and a defined cooking area. The room comfortably accommodates both seating and dining furniture, with large windows allowing for an abundance of natural light and an airy feel throughout.

Bedroom One

A well-proportioned principal bedroom offering ample space for a double bed and additional furniture. The room benefits from a pleasant outlook and provides a calm and comfortable setting.

Bedroom Two

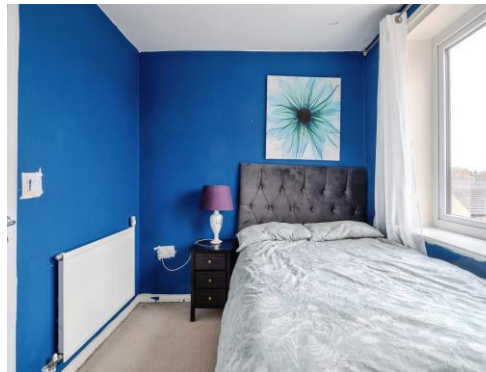
A versatile second bedroom, ideal for use as a guest room, home office or dressing room. Well-sized and naturally bright, providing flexibility to suit a range of needs.

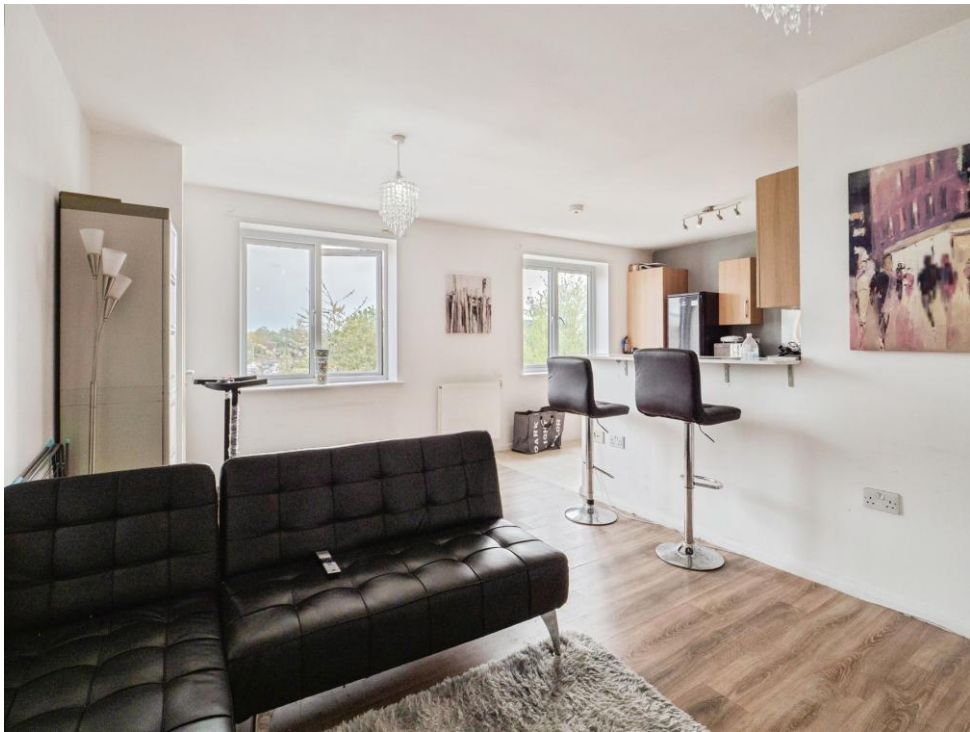
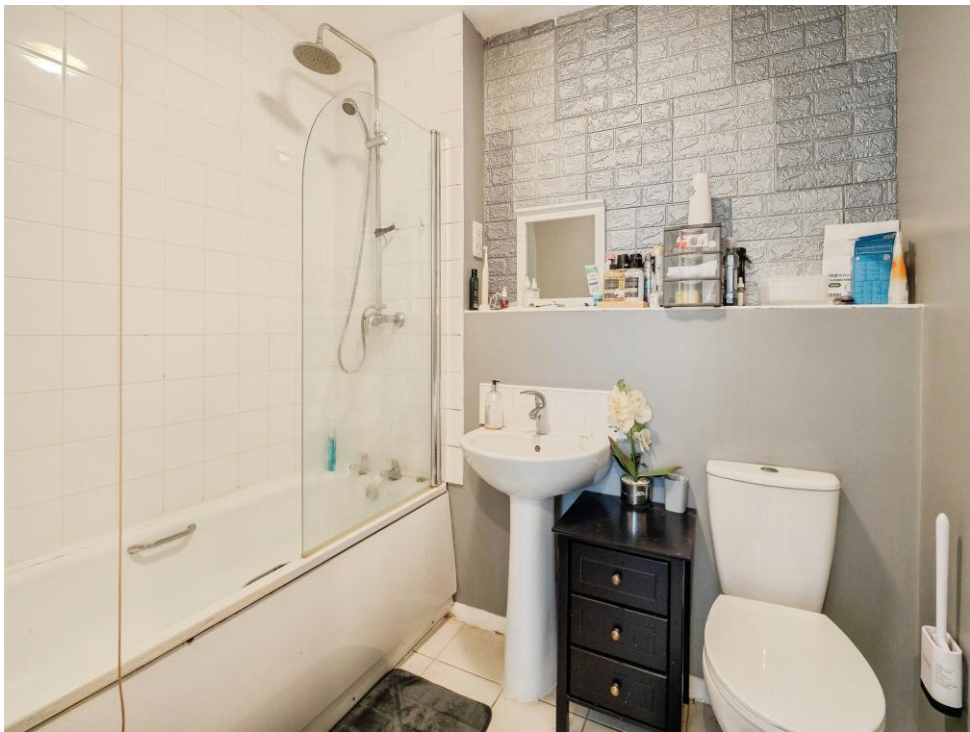
Bathroom

A contemporary fitted bathroom comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with neutral tiling, creating a clean and modern space.

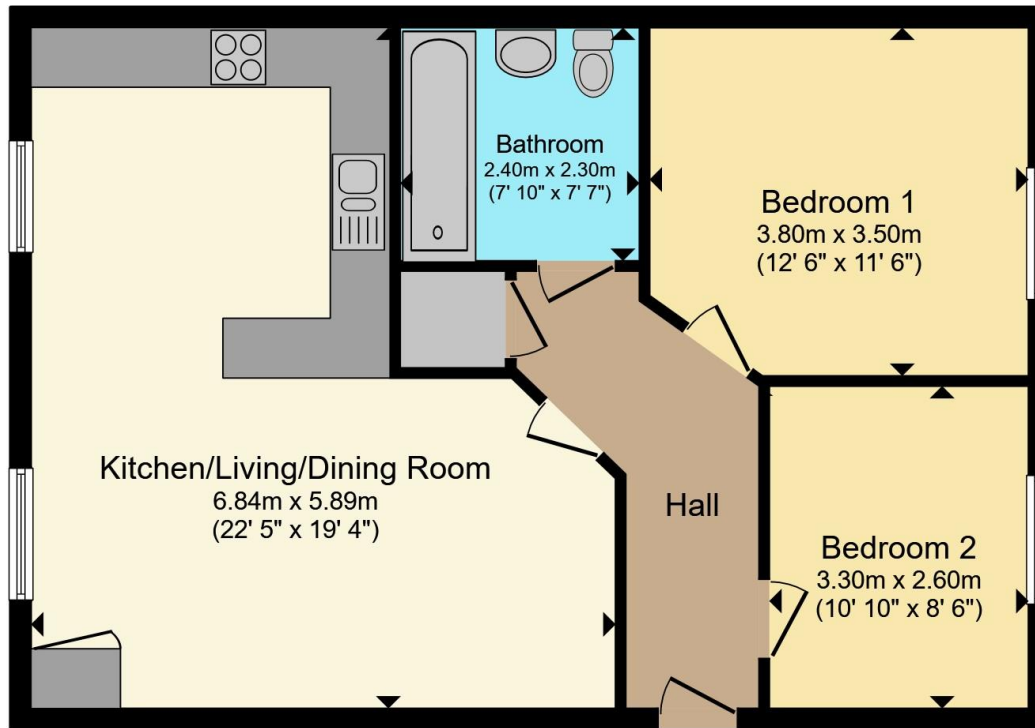
Outside

The property benefits from an allocated parking space within the development, along with access to well-maintained communal areas.









Total floor area 68.4 m² (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax
 Band: B

Service Charge: 155.56 Ground Rent:
 274.15

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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