

Main Street

Sutton Bonington, Loughborough, LE12 5ND



John German Estate Agents are the preferred marketing agent for Main Street Sutton Bonington, a detached bungalow in the Heart of the Village. Offered with No Chain Sale, book your tour today.

Offers Over £325,000

John German

Welcome to Main Street, Sutton Bonington and this detached bungalow at the heart of one of the most popular villages in our region. It offers plenty of scope to develop at the front and back of the property, subject to relevant consents.

As soon as you arrive at the property you cannot fail to be impressed by its commanding position and kerb side appeal. We approach the property via a private driveway which leads to the front entrance door and rear of the property as well as the well-kept neighbouring properties behind which make up this exclusive development that the bungalow has very much become part of.

Step inside and we begin our tour in the reception hallway which has doors to the accommodation. The living room is to your right, ideal for relaxing and having views to the front aspect. We then move through to the kitchen which is fitted with a range of matching base and eye level units and work surface areas. There is ample appliance space and access to the utility room which complements the kitchen perfectly.

There are two double bedrooms each with double glazed windows to their individual aspects and a shower room which is fitted with a walk-in shower, WC, and wash hand basin.

Completing the accommodation are two further rooms to the rear of the property. Firstly, a study or third bedroom such is the versatile nature of the property and secondly a conservatory which provides an extra reception room and over-looks the garden to the rear.

Step outside and you will see the property enjoys a generous plot with extensive gardens to both the front and rear of the property. They are both mainly laid to lawn and there is driveway parking to both the front and rear of the property, the rear entrance being accessed by a smart wooden gate.

In conclusion, we expect this detached bungalow to enjoy a good amount of interest. The local shop and Public House are both close by. Book your tour today and avoid disappointment.

AGENTS NOTE: Please be aware that there will be a restrictive covenant placed on the property prior to sale which will prohibit Loft Conversions so as to protect the privacy of the neighbouring dwelling.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

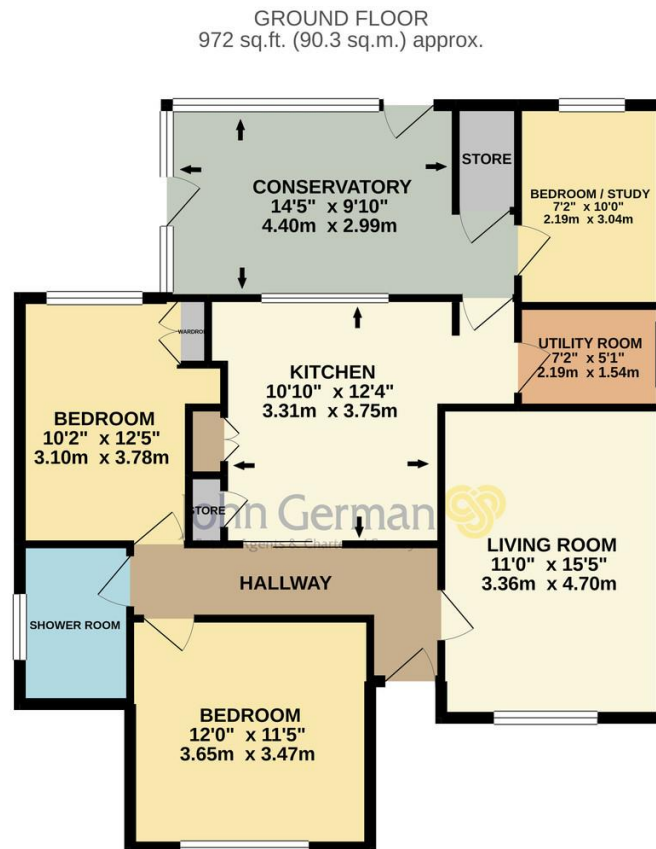
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.rushcliffe.gov.uk

Our Ref: JGA/19072021

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band D



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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