

Park Lane

Sutton Bonington, Loughborough, LE12 5NQ

John 
German





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£550,000

A lovely traditional family home set within an extensive private garden plot with versatile living space offering four bedrooms, large family bathroom, spacious shower room and two reception rooms with an open plan social family dining kitchen at its heart. The property is set well back from the road with a deep driveway. No chain.



Viewing is strongly recommended to appreciate the position within the village of this traditional family home. The property has plentiful parking to the fore and to the rear are fabulous gardens laid mainly to lawn, enjoying a great degree of privacy. The location a superb one, sitting opposite the village primary school and the village of Sutton Bonnington has much to offer. The village is well placed for access to Derby, Nottingham and Leicester, with the M1 and East Midlands airport also within easy reach. The village itself has a range of local amenities including the primary school, village shop and pubs.

Steps lead you up to the front entrance door which opens into the main reception hallway with wooden flooring underfoot, staircase rising to the first floor, under stairs storage cupboard with shelving and walk in pantry. Immediately to your left is the first of two reception rooms, a versatile room which could be a separate dining room, study or family room and it has the benefit of window to the fore.

The primary reception room is a light and bright living room with triple aspect windows, bay window to the front and patio door leading you directly out onto the gardens.

Lying at the heart of the home is the social open plan family dining kitchen which has base and wall mounted cabinets wrapping around the room providing plentiful storage with complimentary countertops running above and inset sink with mixer tap. There are dual aspect windows offering beautiful views over the gardens, tiled flooring runs underfoot, there is a fitted breakfast bar/appliance area and ample space for a family breakfast table.

Completing the ground floor living space is a useful ground floor shower with WC, pedestal wash hand basin and corner quadrant shower. There is full height tiling to the walls, radiator and tiled floor.

Climb the stairs to the first floor and you will find there are three double bedrooms and one excellent size single. The master bedroom lies to the rear of the property and this is a superb spacious sized room with two windows overlooking the gardens beyond. This room has potential for the addition of an en suite shower room due to the adjacent nature of the principal family bathroom which itself is a generous size room and has pedestal wash hand basin, bidet, WC and panelled bath with window to the side. The three remaining bedrooms are all excellent sized rooms, two of which have fitted wardrobes.

Outside, as previously mentioned, the property sits back from the road behind an extensive paved driveway which provides off road parking for numerous vehicles alongside access to an excellent sized garage. Gated side access leads you around to the rear and here you will find a large patio area and long lawned gardens with central pathway, flanked on both sides by mature trees, shrubs and plants. The gardens culminate at the top vegetable garden area where there is a hidden plot.

Agents note: The boiler requires repair costing circa £1200

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/09052023

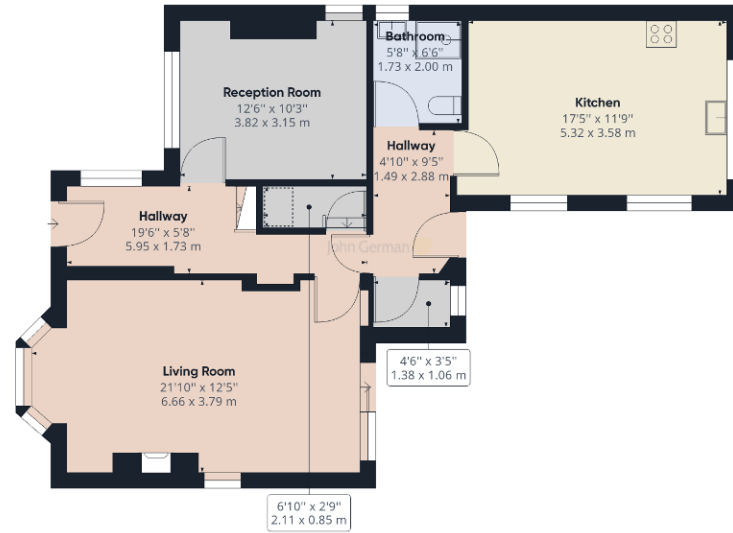
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band E



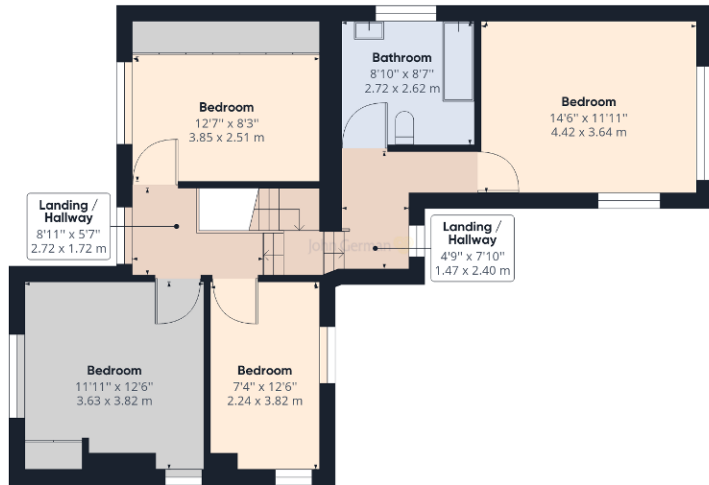




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1715.81 ft²

159.40 m²

Reduced headroom

5.32 ft²

0.49 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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