

Park Lane

Sutton Bonington, Loughborough, LE12 5NQ



Benefiting from no upward chain and boasting an impressive garden plot, this traditional semi-detached property offers versatile and spacious accommodation, with a ground floor bedroom having an en-suite wet room.

Guide Price £300,000

John German

This charming village boasts a number of amenities including a coffee shop, post office, village hall, primary school and a library. There are a range of historic buildings found throughout the village, including two medieval churches and approximately 25 which are grade II listed.

The house itself is set well back from the road, with a gated driveway offering plentiful off road parking and adjacent lawned front garden.

The front door has an overhead storm canopy and opens to the main hallway, with doors leading off, stairs to the first floor and an accompanying understairs storage area.

The main lounge is well proportioned, featuring a double glazed window to the front and door to the sun room at the rear. There is a fireplace and surround which offers a focal point to the room.

Adjacent, the dining kitchen is largely tiled, with both base and eye level storage units, as well as work surface. There is a double glazed window to the side aspect with stainless steel sink and drainer unit beneath – with there also being freestanding appliance space for a host of other appliances, including plumbing for a washing machine.

Continuing through, the second reception room is currently utilised to provide a downstairs bedroom, with double glazed window looking out over the rear garden and benefiting from its own en-suite wet room, with shower, low level WC, sink and heated towel rail.

Completing the ground floor accommodation is the sun room to the rear, being glazed to the rear and side it offers pleasant views out over the impressive rear garden, and provides a superb seating area with there also being access out to the garden.

Upstairs, the landing has doors which lead to the three bedrooms and family bathroom.

Bedrooms one and two are comfortable doubles, having double glazed windows to the rear and front respectively. The third bedroom is currently used as a single, although features a corner shower unit as well as a sizeable integrated storage cupboard.

These are serviced by the family bathroom. With tiled walls, the suite is comprised of a panelled bath, pedestal hand wash basin, low level WC and heated towel rail.

Undoubtedly, the highlight of this impressive family home is the garden. Being mature and fantastic size, it currently incorporates a patio to the immediate rear, with access to the detached garage. A path leads down, flanked by both lawn and mature planted borders. There is hardstanding with a greenhouse, as well as two storage sheds towards the rear boundary.

Note: There is currently no central heating in the property, with there instead being a combination of wall mounted gas and electric heaters.

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

Our Ref: JGA04092023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1133.36 ft²
105.29 m²

Reduced headroom

9.64 ft²
0.90 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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