

Orchard Close

Sutton Bonington, Loughborough, LE12 5NF



A modern and beautifully presented property located in the heart of this highly sought after South Nottinghamshire village. Ideal for first time buyers, downsizers or investors, the property is offered to the market with the benefit of no upward chain.

Guide Price £250,000



John German 

Constructed in 2018 to an excellent specification, this attractive and spacious semi detached property presents a fantastic opportunity for first time buyers, downsizers or investors. Ideally placed for access to Nottingham University Sutton Bonington campus, this highly regarded village is also ideal for those looking to commute with Nottingham, Loughborough, Leicester and Derby all accessible. East Midlands Airport is approximately six miles away.

Set back from the road within this idyllic cul de sac, the property benefits from a block paved driveway offering parking to the front. The front entrance door opens into the hallway, where stairs rise to the first floor and doors lead to the downstairs rooms including a useful guest doakroom with WC and hand wash basin, as well as the utility cupboard with appliance space and plumbing for a washing machine.

The lounge/diner enjoys dual aspect with a window to the front aspect and patio doors opening to the rear garden. There are several electrical socket points, as well as two ceiling mounted light points.

A door opens through to the stylish kitchen, comprising a range of both wall and base level storage units and work surface over, with tiled splashbacks, integrated appliances including an oven, gas hob and overhead cooker hood in addition to a stainless steel sink and drainer unit. Natural light floods in from windows to the side and rear aspect.

To the first floor, the landing features a skylight, with access given to the two bedrooms and bathroom.

Both bedrooms are well proportioned and incorporate an integral wardrobe/storage. Bedroom one also features a skylight to the rear aspect in addition to the window at the front.

Servicing the bedrooms, the sleek bathroom hosts a white suite with complimentary tiling to the walls, with a panelled bath and shower over, pedestal hand wash basin, WC and heated towel rail. A skylight provides natural light.

Externally, the enclosed rear garden has gated side access, with both a patio and lawn with planted borders. There is a garden shed, with the boundary of the garden comprising both fence and a wall.

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

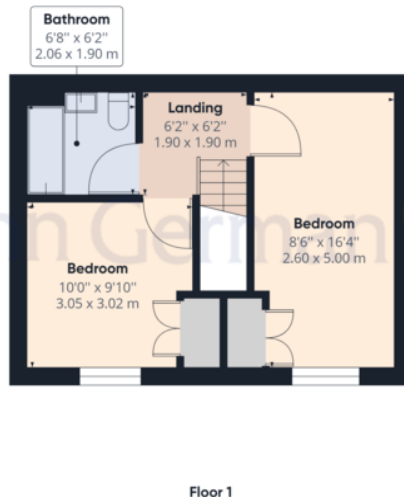
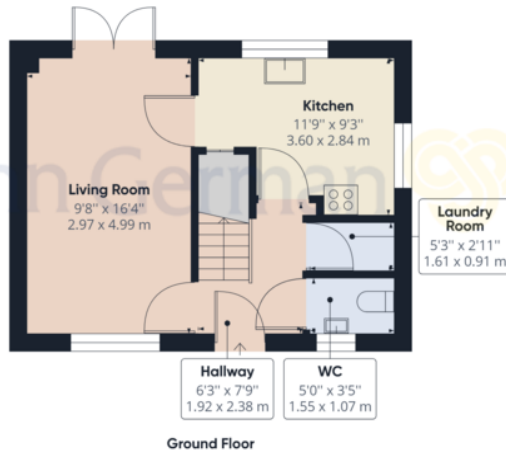
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

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

Our Ref: JGA/06102023

Local Authority/Tax Band: Rushdiffe Borough Council / Tax Band B



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Approximate total area⁽¹⁾
680.84 ft²
63.25 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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