

# Charnwood Avenue

Sutton Bonington, Loughborough, LE12 5NA



Recently renovated to a very attractive standard offering spacious and stylish family accommodation in a great location with excellent driveway and large garage/workshop. All offered with no upward chain and vacant possession.

£295,000



John German

To the front of the property there is an open covered porchway with uPVC double glazed entrance door leading directly into an attractive hall with potential to use also as a study. There is a vertical architectural radiator and stairs leading off to the first floor. An attractive part glazed oak door leads directly into the lounge which has an inset wood burner to chimney breast and hearth, oak double doors leading on into a uPVC double glazed conservatory with tiled floor and French doors to the garden.

Off the lounge, there is a recently and attractively refitted kitchen dining room with an excellent contemporary range of base and wall units surmounted by stylish square edge worktops including a breakfast bar. There is an inset induction hob with stainless steel splashback and extractor hood over, together with eye level Zanussi double oven and grill, integrated fridge freezer and dishwasher, and inset stainless steel sink with mixer taps. Throughout the kitchen dining area there is a very attractive herringbone style laminate flooring, ceiling downlights and feature plinth lighting.

To the rear of the kitchen there is a lobby/utility room which has a worktop over appliance spaces with plumbing for washing machine and a wall mounted gas fired boiler. There is a door to the side and a door to a fitted cloakroom WC.

To the first floor, there is a gallery style landing with balustrade, window to front and loft access. Off this landing, there are three good sized bedrooms, two particularly generous doubles and a very good sized single bedroom which could also double up as a study. These are served by a contemporary and stylish fitted bathroom having an integrated wash hand basin, WC and storage, P shaped bath in tiled surround having electric shower over and a stylish screen, chrome heated towel rail and laminate flooring.

The property is set back behind a feature brick boundary wall with a very spacious block paved driveway to the front and side providing excellent off road parking and turning space and leading to the superb large brick garage/workshop which has an electric roller door, power, lighting and inspection pit and potential to connect a water supply. Adjacent to this, there is a spacious block paved patio area, lawns and herbaceous borders.

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

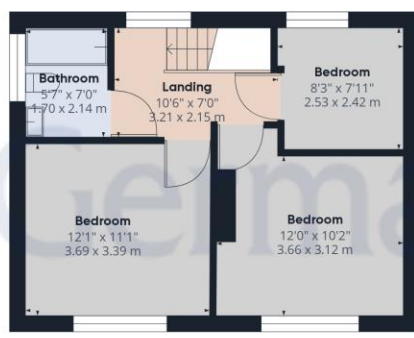
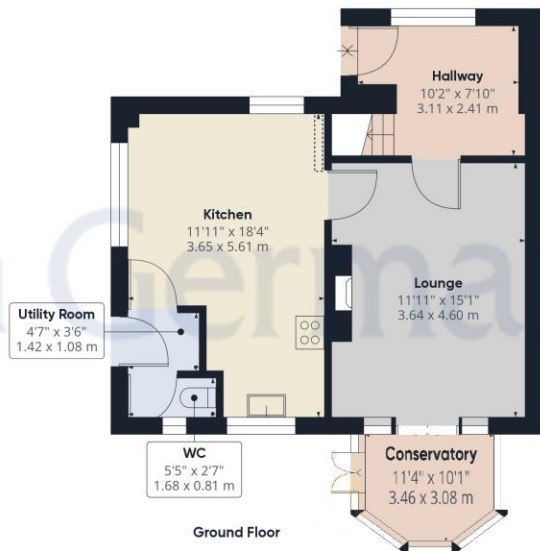
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Floor 1 Building 1

John German

**Approximate total area<sup>(1)</sup>**  
902.53 ft<sup>2</sup>  
83.85 m<sup>2</sup>

**Reduced headroom**  
1.76 ft<sup>2</sup>  
0.16 m<sup>2</sup>

(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.









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



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent