

Loughborough Road

Bunny, Nottingham, NG11 6QH

John  
German





# Loughborough Road

Bunny, Nottingham, NG11 6QH

Offers over £300,000



A well-presented, spacious and light home situated on a large plot with open field views to the rear and significant potential to extend (STPP). This characterful 1930s home would make an ideal purchase for first time buyers, professional couples or families.

The property is located within close proximity Bunny C of E Primary School, Bunny Village Hall, St. Mary's Church and The Rancliffe Arms (possibly the best carvery in Nottingham!).

Further amenities including supermarkets, shops, boutiques, pubs, restaurants and leisure facilities can be found in the nearby conurbations.

Public transport well catered for by regular bus service to both Nottingham and Loughborough, and commuter access to the M1, A46 and A52 is excellent.

Accommodation comprises three bedrooms, family bathroom, ground floor W.C., utility room, lounge/dining room and kitchen.

Externally, the property benefits from a large private rear garden with open field views. The single garage can be accessed via the large driveway (parking for several vehicles) or rear door from the garden.

#### Agent's Notes:

There is a requirement for all properties on the road to retain the agricultural fencing to the rear garden.

Loughborough Road is unadopted and homeowners on the road are jointly responsible for maintenance.

Directional Note: For easiest access, turn off the A60 Loughborough Road onto Gotham Lane. The property will be located on the left-hand side.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Cable - 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)

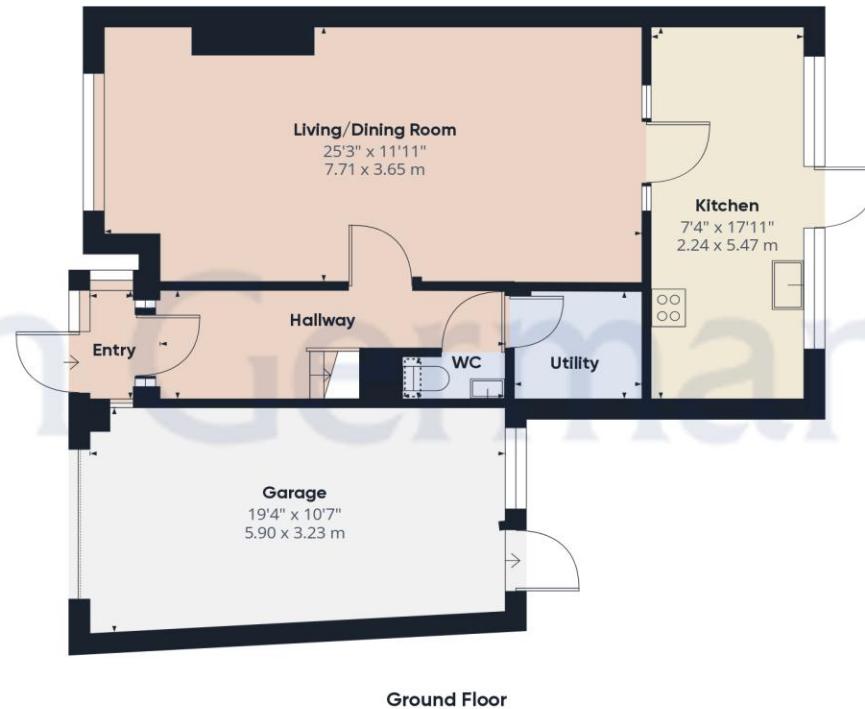
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA/21062024

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Approximate total area<sup>(1)</sup>

1169.74 ft<sup>2</sup>  
108.67 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.19 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.



#### Agents' Notes

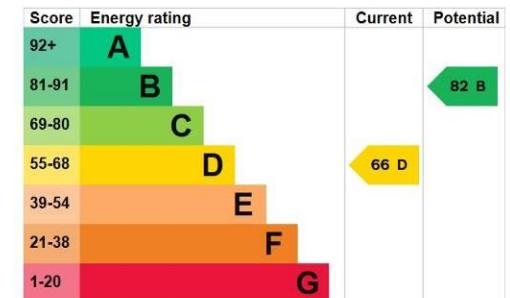
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#### Referral Fees

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