

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

www.rushcliffe.gov.uk

Our Ref: JGA/21062024

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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1169.74 ft²

108.67 m²

Reduced headroom

2 ft²

0.19 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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