

Main Street

Sutton Bonington, Loughborough, LE12 5PE



John German 



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A well-presented, spacious home which has been well maintained and improved by the current owner, with a private rear garden, and within close proximity to the village centre and plentiful amenities while also being situated directly next to Sutton Bonington Playing Fields.

£175,000



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This property would make an ideal purchase for first time buyers, professional couples, landlords, or those wishing to downsize.

Sutton Bonington is a wonderful and highly sought after village located within approximately 6 miles of the major conurbation of Loughborough. Local amenities are plentiful and include Sutton Bonington Primary School, University of Nottingham Sutton Bonington Campus, Post Office, Library, Pasture Lane Convenience Store and the King's Head Public House. Further amenities such as supermarkets, shops, boutiques and restaurants can be found in nearby Loughborough.

Public transport is well catered for by regular bus service; commuter access to the M1 and A46 is excellent. Loughborough Railway Station is approximately 15 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is also approximately 15 minutes away by car.

Accommodation comprises; two double bedrooms, modern shower room, lounge/dining room and spacious kitchen.

Externally, the rear garden is of good size and very private, predominantly paved with a small, planted border and gated entry. There is also an outdoor storage facility.

To view this property, please contact John German East Leake office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). The property also owns the lease to the maisonette above.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. The property is located in a conservation area.

Property construction: Standard

Parking: On Street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

Broadband type: TBC

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

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

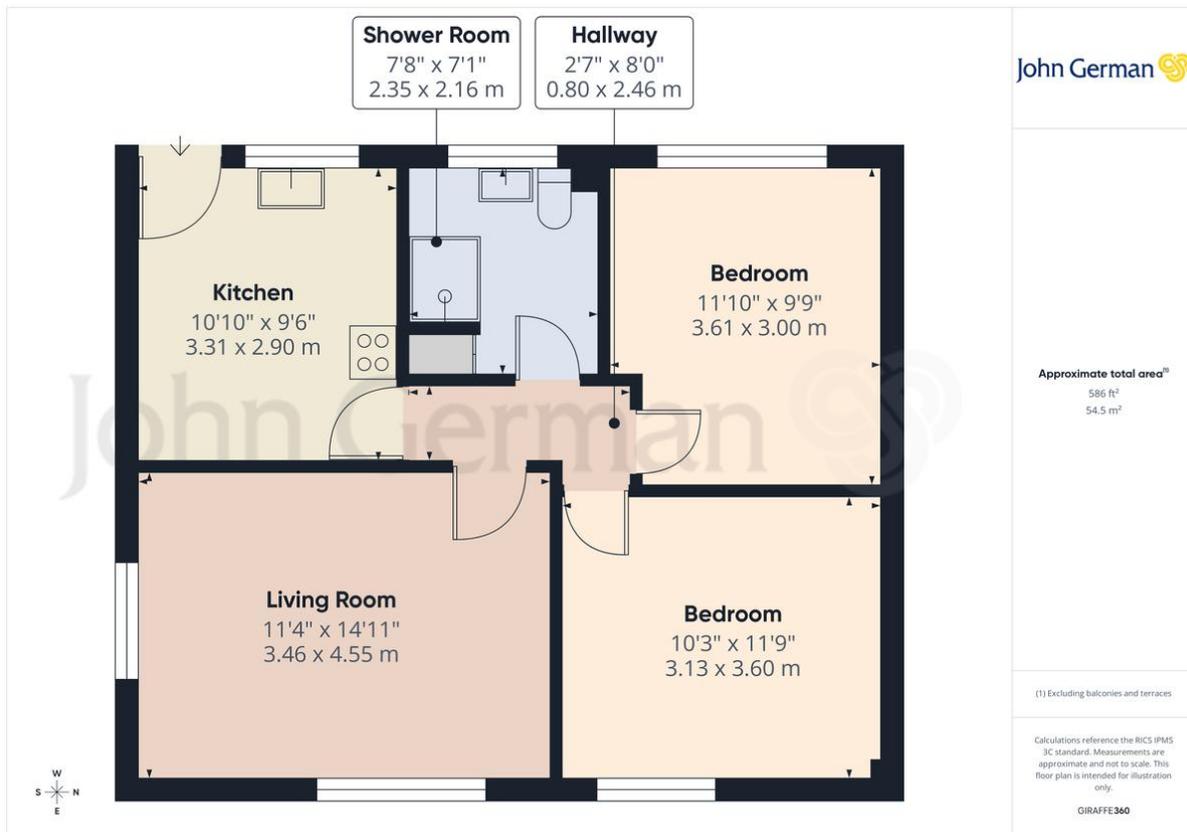
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12032026

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 The Property
Ombudsman

 tsj
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TRADING STANDARDS UK

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Agents' Notes

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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.

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