

THE OLD STABLES
STATION ROAD, SUTTON BONINGTON, LE12 5NU

£775 PCM

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



An individually styled and deceptively spacious TWO/THREE BEDROOM stable conversion. Well presented accommodation with GFCH & occupies an attractive rural setting with easy access to Loughborough, Nottingham, Derby, M1 Motorway at J24 & the East Midlands Airport. Open plan Lounge/Diner with Kitchen area having appliances & separate Utility/WC. Landing, two Bedrooms, Study/Nursery, Bathroom. gardens to the front & car parking. Admin Fees - 1st Applicant £195 + VAT, 2nd Applicant £50 + VAT, Guarantor If Required £50 + VAT. Energy performance rating 'D'.

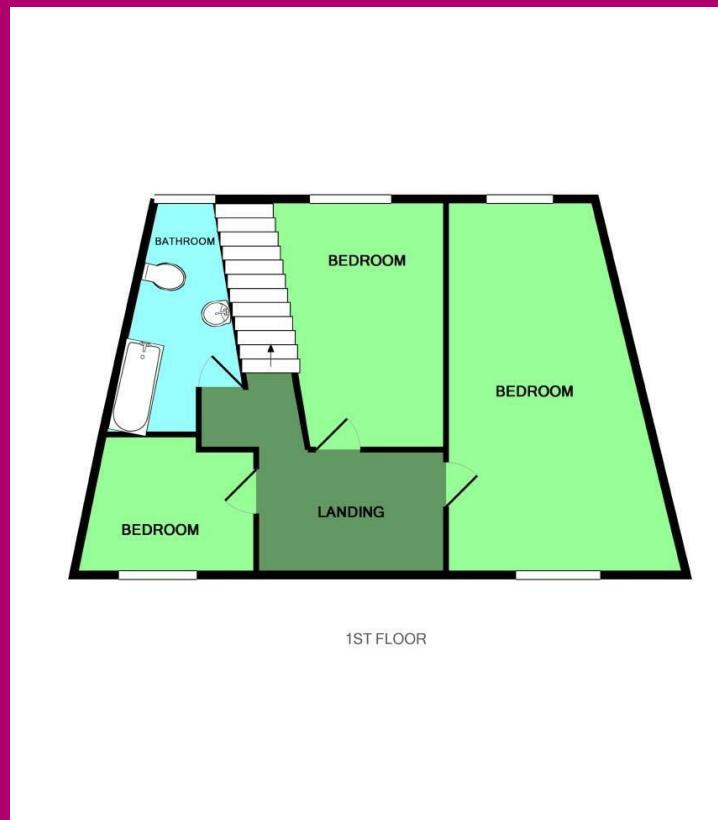
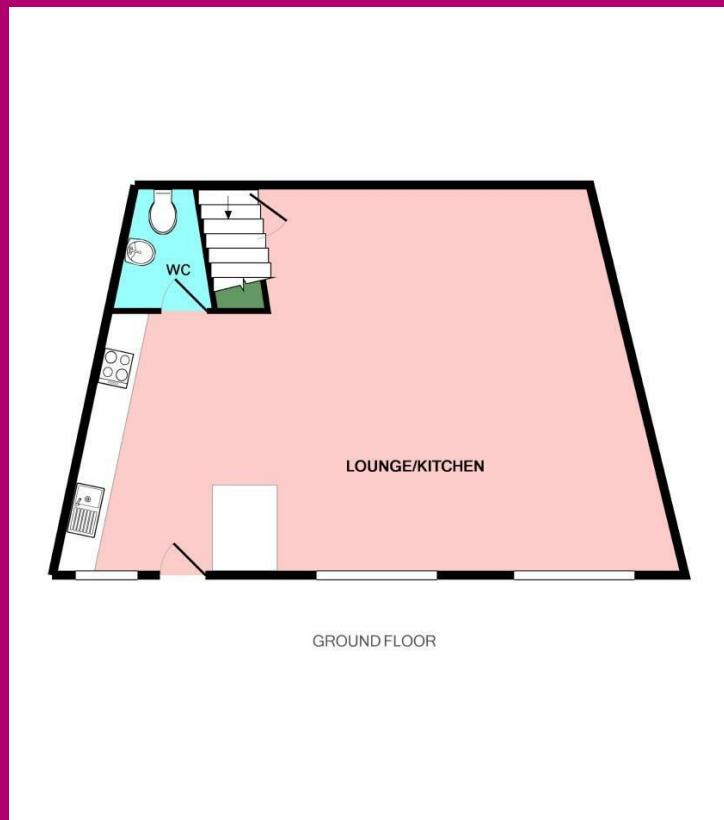
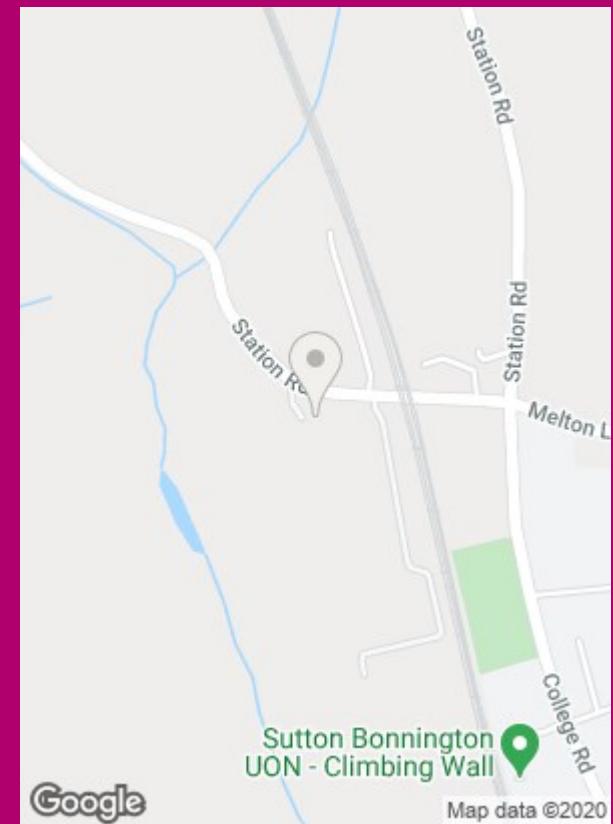








LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Call 01509 235 534

Andrew Granger & Co. 2 High Street,
Loughborough, Leicestershire LE11 2PY
www.andrewgranger.co.uk

loughborough@andrewgranger.co.uk

