



7 Albert Road,  
Bunny, NG11 6QE



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This well presented semi detached home provides accommodation arranged over two floors including an entrance hall, lounge, and an extended dining kitchen with sliding patio doors to the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from gas central heating and double glazing, the property enjoys good sized south facing gardens to the rear, plus a block paved driveway to the front providing off road parking for two vehicles.

The popular village of Bunny enjoys a range of amenities including a well regarded primary school, church and shop and within commuting distance of Nottingham, Loughborough and Leicester. The M1 Motorway is easily accessible via North Leicester Link. Communications are excellent with frequent rail service to London St Pancras. Nottingham East Midlands airport is some 9 miles away.

Viewing is highly recommended.

£320,000





### Directions

Albert Road can be located off Loughborough Road (A60), Bunny.

### GROUND FLOOR ACCOMMODATION

#### Composite Entrance Door

Giving access to the:-

#### Entrance Hall

Stairs rising to the first floor, ceiling light point, radiator, under-stairs storage area, and access to the dining kitchen and the:-

#### Lounge

Double glazed bay window to the front elevation, gas fire set upon a marble hearth with a decorative wooden surround, ceiling light point, two wall lights, radiator.

#### Dining Kitchen

An extended room fitted with a range of base level units with tiled splash backs and work surfaces over, sink with mixer tap, built-in electric oven/grill, built-in AEG induction hob with extractor fan over, an island housing the integrated dishwasher and washing machine, space for an American style fridge/freezer.

Under-stairs storage area, ceiling spotlights, three Velux windows, opaque double glazed window to the side elevation, and double glazed sliding patio door leading out to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Double glazed window to the side elevation, ceiling light point, and doors giving access to three bedrooms and the family bathroom.

#### Bedroom One

Window to the front elevation, ceiling light point, radiator, fitted wardrobes.

#### Bedroom Two

Window to the rear elevation, ceiling light point, radiator.

#### Bedroom Three

Window to the rear elevation, loft access hatch, ceiling light point, radiator.

#### Family Bathroom

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a bath with mixer tap and an electric shower with waterfall shower head over.

Tiled flooring, part tiling to walls, heated towel rail, and a window to the front elevation.

### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for two vehicles. There is hedging to the boundary.

Timber double gates to the side, lead to a gravelled area enclosed by timber fencing and sleepers, ideal for additional parking.

The good sized rear garden includes a large patio area, with a shaped lawn beyond. The garden has hedging and timber fencing to the boundaries, plus a timber storage shed.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



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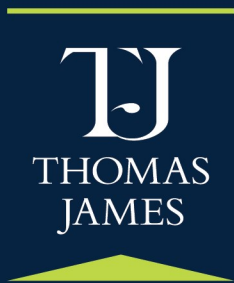
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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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