



Smiths
your property experts

Charnwood Fields

Sutton Bonington

- No upward chain
- Lovingly maintained detached family home
- Potential to extend, remodel, and modernise
- Private driveway and an attached single garage
- Three good-sized bedrooms and a shower room
- Established gardens with a South East facing aspect
- Peaceful cul-de-sac setting in this desirable village
- Local village primary school and several public houses

General Description

Smiths Property Experts offer to the market this extremely well-maintained and loved three-bedroom detached family home located in the sought-after Rushcliffe village of Sutton Bonington. The property occupies generous grounds and has much scope to remodel and extend (subject to the necessary planning consents) to the front and rear. There is a private driveway, mature front gardens, an attached garage. To the rear are impressive and manicured lawned gardens.

The Location

This pretty and sought-after village has an excellent primary school, a choice of public houses, as well as a post office and village shop. The larger village of East Leake is close by and provides a full host of amenities. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station with direct links to London St Pancras.





The Property

Internally, the property is presented in excellent condition. Maintained to a high standard by the selling family, there is gas central heating and double glazing. The accommodation is laid over two floors, and with the attached garage, the floor area is approximately 1,049 square feet. The house has plentiful storage both on the ground and first floor. In brief, you will find a light-filled entrance hall with a separate WC, giving access to the fitted kitchen and a wonderful living/dining room opening onto the rear gardens. Upstairs are three good-sized bedrooms (two with fitted wardrobes) and a modern shower room.

The Outside

The property enjoys a peaceful cul-de-sac setting surrounded by family homes and just a short walk from the village centre and its amenities. Set back from the road behind mature lawned gardens, there is a block-paved private driveway with off-road parking and access to an attached garage with an up-and-over door.

To the rear are generous landscaped gardens with a South East facing rear aspect. There is a central lawn with planted borders around its perimeter and a lovely terrace to the immediate rear of the house. There is also a useful timber shed. The borders are well stocked and full of a range of mature planting, including evergreen shrubbery.



Agents Note

There is enormous potential to extend, remodel and modernise the property should the purchaser wish (subject to the necessary planning consents).



Property Information

EPC Rating: E

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

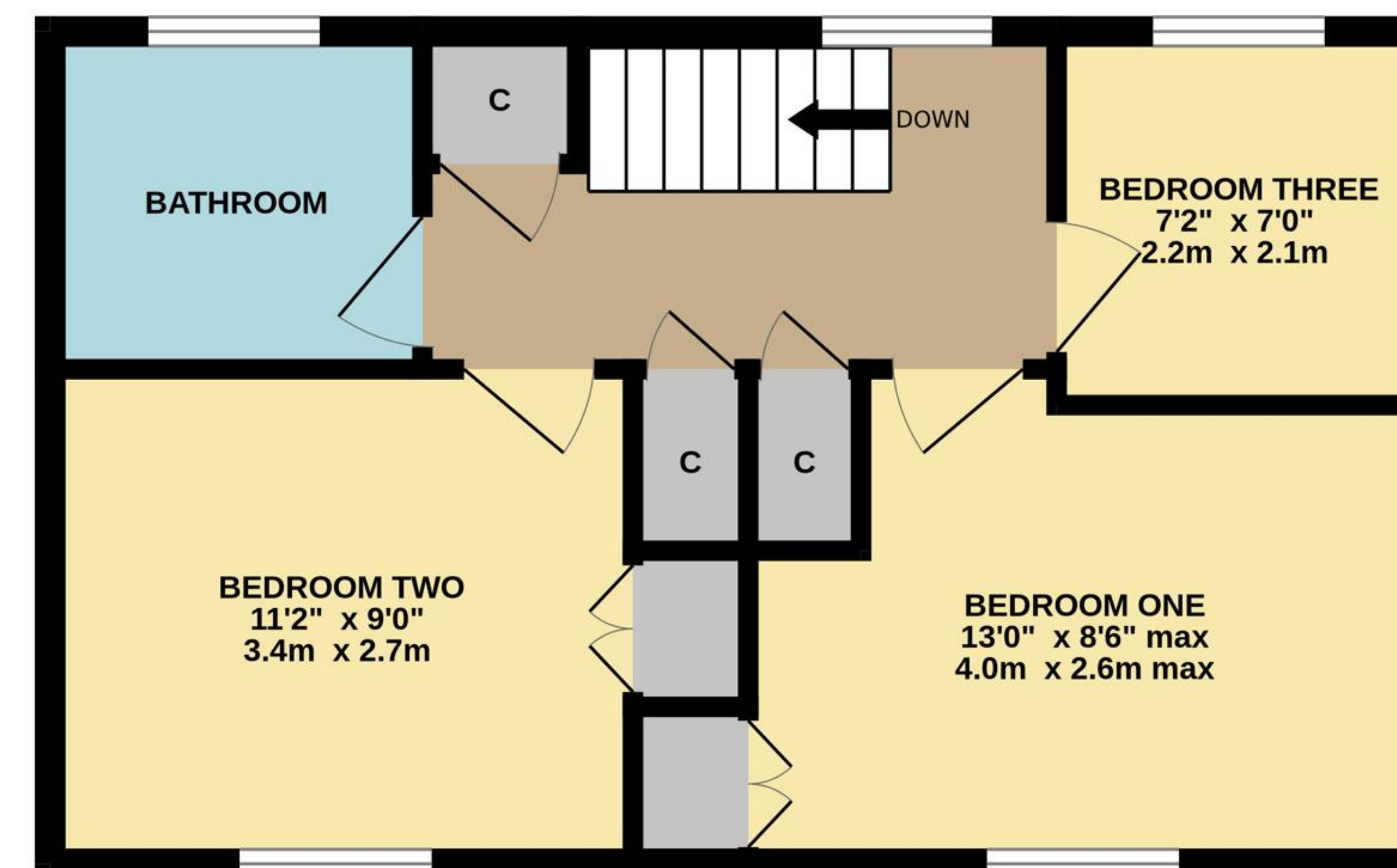
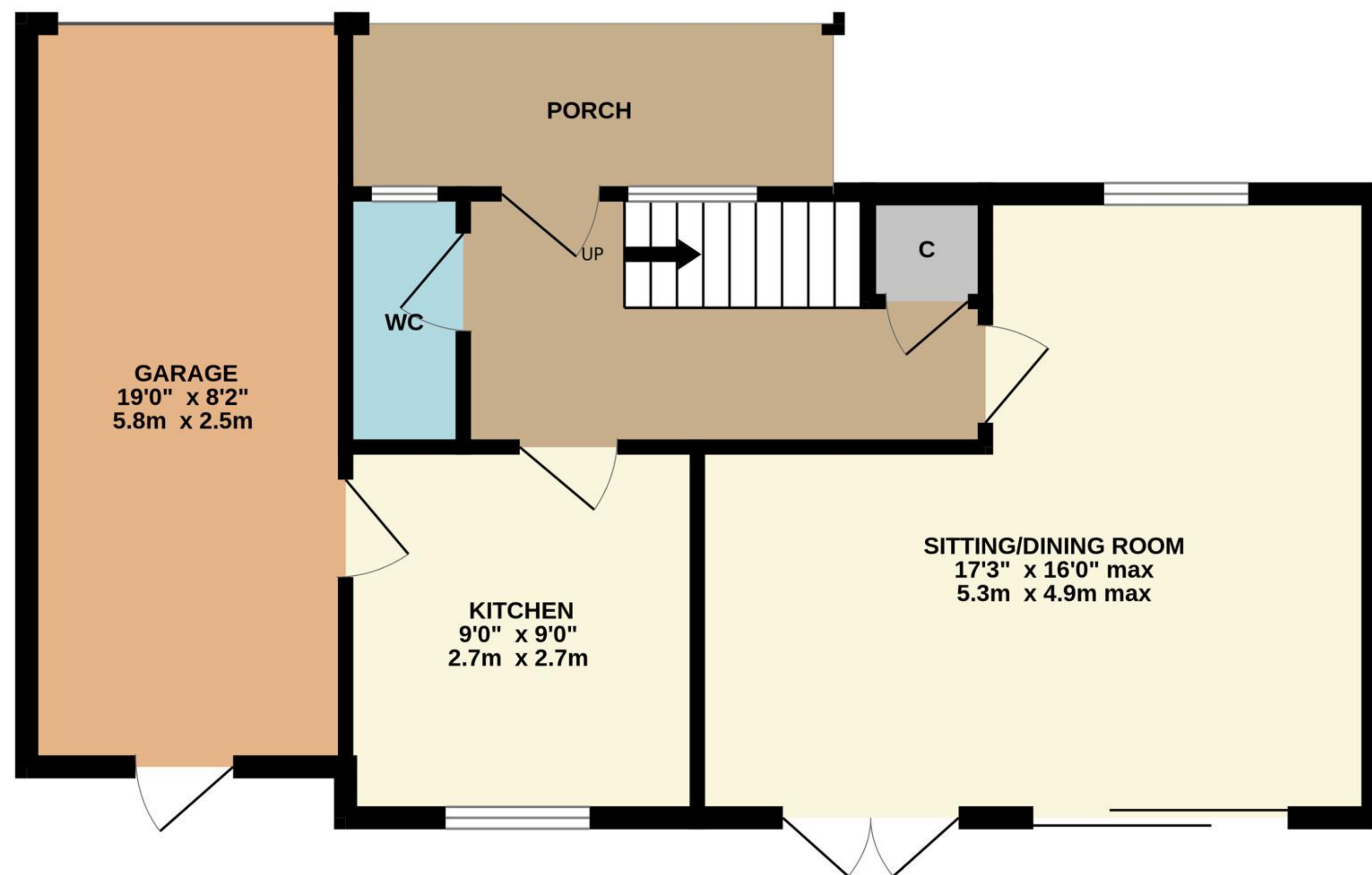
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1049 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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