



Smiths  
your property experts



# Main Street

## Sutton Bonington

- No upward chain
- Immaculate and beautifully presented cottage
- Light-filled interiors full of charm and character
- Refitted shaker-style kitchen
- Two reception rooms with wood-burning stoves
- Two good-sized bedrooms with fitted wardrobes
- Delightful cottage gardens to the front and rear
- Walking distance to a primary school, a shop, and several pubs

### General Description

Smiths Property Experts offer to the market, with no upward chain, this immaculate and beautifully presented Victorian cottage full of charm and character in the heart of the sought-after village of Sutton Bonington.

The property is situated on Main Street with lovely front gardens and mature rear gardens. All village amenities, including the local primary school, village store, café, and several public houses, are within short walking distance.











## The Property

Lovingly updated by the current owners during their tenure, the property boasts UPVC double glazing and gas central heating throughout, offering approximately 688 square feet of living space spread over two floors. In brief, expect to find both a sitting room and a separate dining room, each with wood-burning stoves, and a super, replaced shaker-style kitchen.

There is direct garden access via glazed doors from the dining room. Upstairs are two good-sized double bedrooms, both with fitted wardrobes, and a bathroom with a free-standing roll-top bath.

## The Outside

The property benefits from delightful cottage gardens both to the front and rear. Clever planting, sunny terraces, and low-maintenance artificial lawns create a wonderful outdoor space. There is also a useful outside brick store.











## The Location

The property is situated in the heart of this charming and highly sought-after village. Within a short walk of the property is 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 nearby and offers a comprehensive range 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.

## Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: B.

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.







TOTAL FLOOR AREA : 698 sq.ft. (64.9 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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