



Smiths  
your property experts



# Main Street

## Sutton Bonington

- Beautiful cottage full of character and charm
- Flexible accommodation over three floors
- Two/three bedrooms and a four-piece bathroom
- Shaker-style kitchen/diner with an electric AGA range oven
- Original front room with a wood-burning stove
- Quiet and peaceful bar shed which is ideal for entertaining
- Private garden space and off-road parking
- Walking distance from the village primary school

### General Description

Smiths Property Experts offer to the market this spacious period cottage with flexible accommodation over three floors, including a lovely kitchen/diner with an electric AGA range oven.

The property is positioned in the heart of Sutton Bonington, with its range of amenities, including public houses and village shops, within a short walking distance.

The property is full of period charm and character and has been sympathetically upgraded and improved to include modern conveniences. There is private garden space to the rear and off-road parking, which is rarely available for a period home of this nature and price point.







## The Property

The living accommodation is laid across three floors and extends to approximately 774 square feet. Upstairs are three good-sized rooms, currently all used as bedrooms, and a four-piece bathroom with a bath and separate shower. The ground floor accommodation is excellent, having been sympathetically extended. The cottage benefits from its original front room with the addition of a professionally fitted wood-burning stove. To the rear is a large kitchen/diner flooded with light. The kitchen is fitted in a period shaker style with an AGA range (electric) oven, tiled flooring with underfloor heating, and the double-glazed doors lead out to the gardens.

## The Outside

To the rear of this delightful cottage are gardens currently split into two. A private courtyard is accessible from the kitchen. There is a useful timber shed. Behind the courtyard is a 'bar garden' and off-road parking, all accessed via the driveway to the right-hand side of the cottage.

## The Location

The property is in the heart of this pretty and sought-after village. Within a short walk is an excellent primary school, a choice of public houses, a post office, and a village shop. The larger village of East Leake is close by and provides many amenities. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station, which have direct links to London St Pancras.







## Property Information

EPC Rating: D.

Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

## Important Information

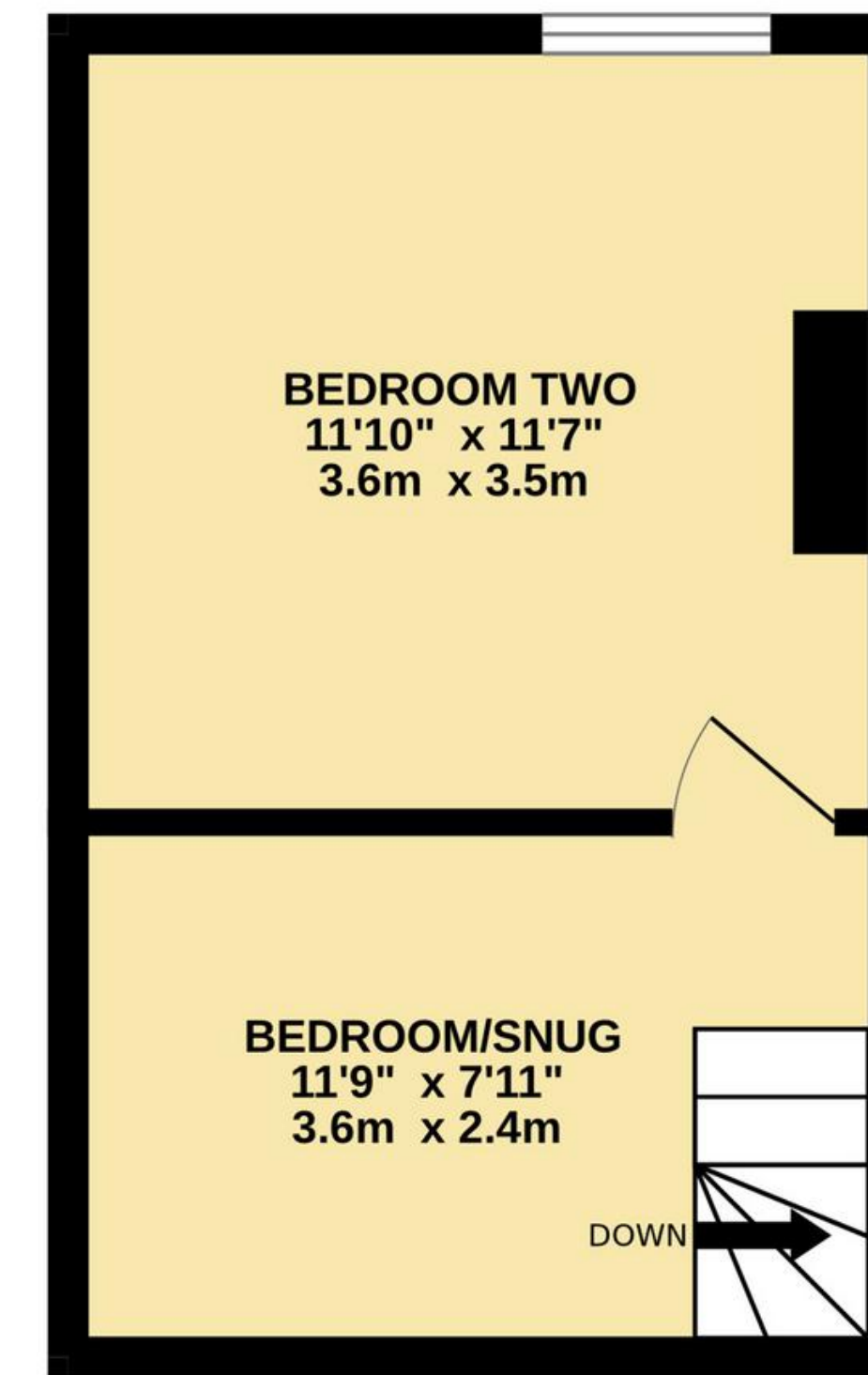
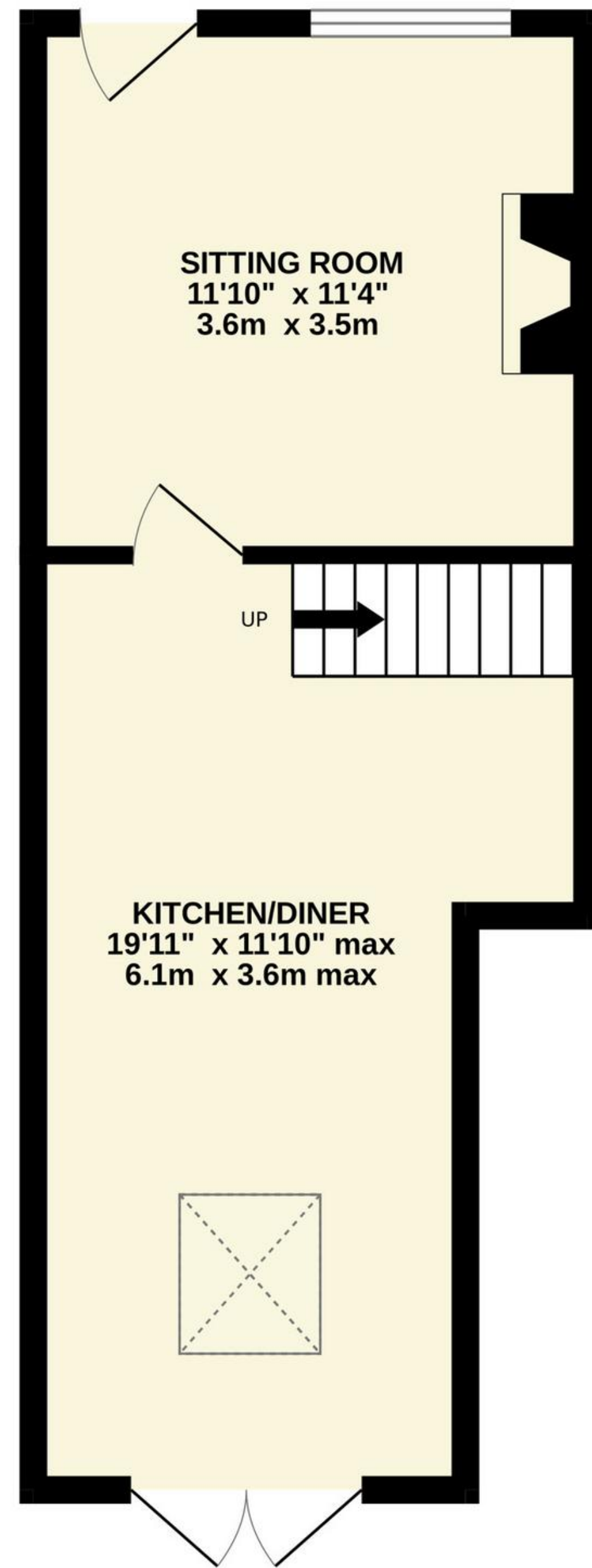
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## Smiths Property Experts

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 : 774 sq.ft. (72.0 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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