

Alexanders



Landcroft Lane

Sutton Bonington





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- A bright and spacious detached family house
- Surrounded by beautiful countryside
- Private gated grounds of circa half an acre
- Versatile internal layout of circa 2,225 square feet
- Stunning dual aspect living room with wood burning stove
- Three/four bedrooms and two bathrooms
- Second reception room with garden views
- Outside office with separate access
- EPC Rated D

General Description

Alexanders of Loughborough offer to the market this impressive and lovingly renovated four bedroom detached bungalow on the sought-after Landcroft Lane in Sutton Bonington. The property provides an impressive 2,225 square feet of floor area and is beautifully set in established and manicured grounds of circa half an acre. The property represents an excellent opportunity to acquire a light and spacious family home in this pretty and well-serviced village.

Location

Sutton Bonington is a well-thought of village surrounded by beautiful open countryside. The property is positioned on the edge of the village and within walking distance of the beautiful West Leake and 'The Star' public house.

There is an outstanding village primary school, two shops, gallery and tearoom, public house and a doctors' surgery in the village. There are also excellent transport links; the village is on several bus routes, and access to Loughborough and Nottingham via road is easy.



Accommodation

Internally, the property has high quality fixtures and fittings including oak floors, solid timber doors and contemporary bath suites with premium sanitary ware. The kitchen is beautifully finished and incorporates many integrated appliances.

The main living accommodation centres around a bright and spacious reception hall that leads to both the living and sleeping quarters. There is a useful w.c from the hall, and to the front a stunning and generous dual aspect sitting room with a wood burning stove, views across the driveway and open countryside beyond. There is a lovely drawing room with direct garden access via glazed doors, and a modern living kitchen ideal for entertaining or family dining. A well-appointed boot/utility room leads down and through to an attached garage with lighting, power and an up and over door to the front.

Further to the main living rooms are three double bedrooms. The drawing room or outside office could double as a fourth bedroom, and there is a superb contemporary four-piece family bathroom. The impressive principal suite boasts a walk-in wardrobe and superb en-suite facilities.

The loft space extends the length and width of the living accommodation, offering scope for further development and extension or excellent storage space.

Gardens and Grounds

The property is set in private grounds behind a gated gravel driveway with off road parking for multiple vehicles. There are beautiful views to the front. Between the kitchen and drawing room is a courtyard area that offers potential for a superb entertaining space, and to the rear are beautiful mature gardens making up the majority of the plot.

The gardens are laid mainly to lawn with a number of entertaining terraces and a green house. There are an abundance of mature borders, beds and trees that add considerable interest. To the immediate rear of the property is an excellent office/occasional bedroom space with separate access and views across the garden. This office has been invaluable to the owners in the current labour climate and is likely to appeal to any potential purchaser.

Distances

Loughborough 7 miles, Nottingham 12 miles, Birmingham 43 miles, Loughborough Train station 7 miles (trains to London St Pancras from 1h 14m), East Midlands Airport 6 miles, Ratcliffe College 15 miles and Loughborough Endowed Schools 8 miles (distances and timings are approximate).



Vendor Comments

We fell in love with the house as soon as we stepped through the door, and we have since created so many happy memories. Our spacious rural home lends itself perfectly to bringing up a family and we have lovingly renovated it to accommodate our requirements through the years; from extending the kitchen to create a more sociable area, to developing a separate area to operate a business home office from. The dining kitchen became the "heart" of our home and is a lovely place to prepare meals, looking out on to over the beautiful countryside, where you may spot the occasional walker. We have had twelve people around the dinner table and it's wonderful for summer parties, with easy access from the courtyard to the garden. The decking area is perfect for al fresco dining on warm, sunny days.

We were blown away by the house with amazing countryside views, you feel as though you're completely immersed in tranquil countryside. The garden looks beautiful throughout the season; in autumn, the trees turn red, yellow and orange, snowdrops arrive during the spring and flower beds come to life in the summer. There's an array of wildlife that visit, too, including a resident woodpecker and a blue tit family that always come to the same nesting box. We're certainly an outdoorsy family and love all the open space this property delivers.

The village is so friendly, with lots of opportunities for children, such as the youth group and an array of village groups such as walking, horticulture and many more. We often visited The Star, a cosy village pub within walking distance. The owners are so friendly and welcoming. Often after a nice long country walk, we would call in at the Star and sit around the fire or in the garden, depending on the time of year, with friends and enjoying a glass of wine or two!

We've been very lucky to own this house, especially during lockdown when we were able to make such good use of the garden and the lovely country walks on our doorstep. We will miss this house dearly; the space, light, and beautiful memories we have made here.

Tenure

Freehold.

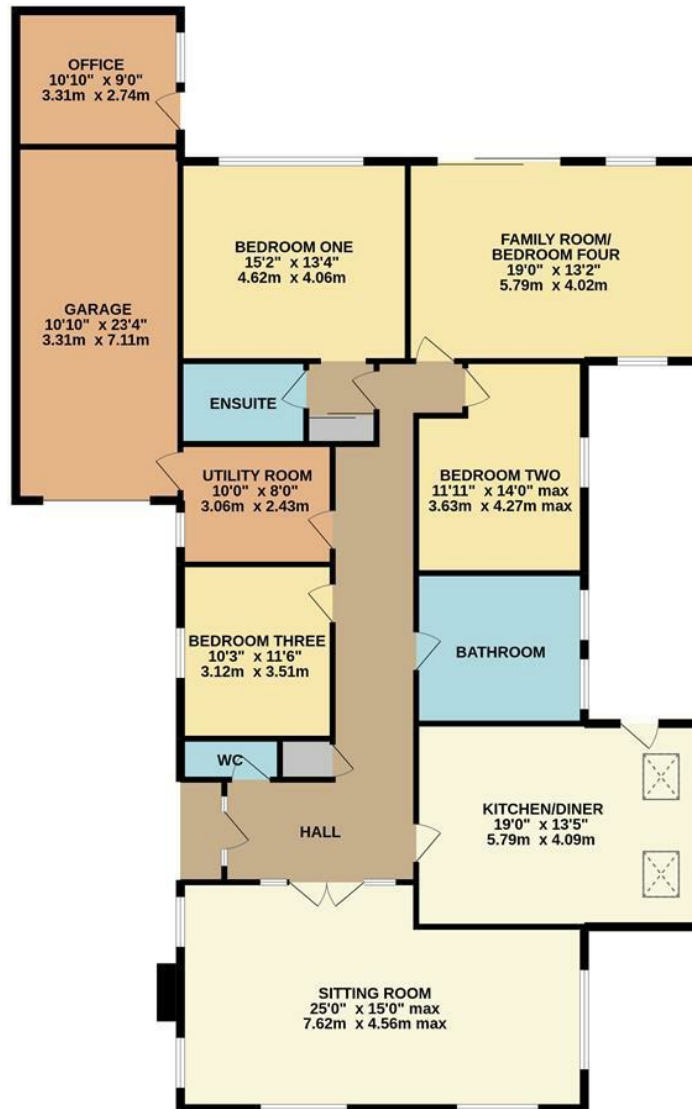
Local Authority

Rushcliffe Borough Council, Pavilion Road West Bridgford NG2 5FE.
Tel: 0115 981 9911. Council Tax Band F.

General Note

Measurements: Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. OS Map: The Plans within these particulars are based on Ordnance Survey data and are provided for reference only.

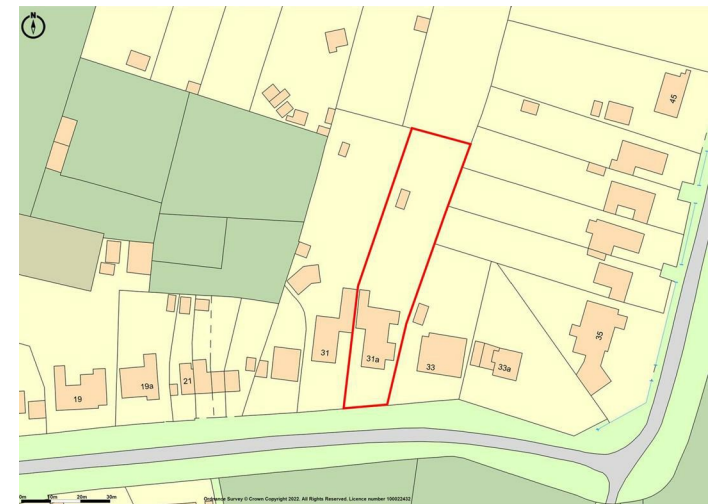




TOTAL FLOOR AREA : 2225 sq.ft. (206.8 sq.m.) approx.

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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Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

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