



## Orchard Close, Sutton Bonington, LE12 5NF

### £240,000

Welcome to Orchard Close in the charming village of Sutton Bonington! This delightful bungalow is a hidden gem waiting to be discovered. Situated in a peaceful location, this property offers the perfect blend of comfort and convenience.

As you step inside, you'll be greeted by a spacious interior that is just waiting for you to add your personal touch. With ample space to create your dream living area, this bungalow is ideal for those looking to make a house a home.

One of the standout features of this property is the three off-road parking spaces and garage, providing you with plenty of room for your vehicles and storage needs. Say goodbye to the hassle of searching for parking - your designated spaces are right at your doorstep.

Located in the heart of Sutton Bonington, you'll have easy access to local amenities, schools, and transport links, making this bungalow not only a beautiful home but also a practical choice for everyday living.

Don't miss out on this fantastic opportunity to own a piece of tranquility in Orchard Close. Book a viewing today and start envisioning the endless possibilities that this bungalow has to offer.

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## Front garden

Lawn to the front with access to rear around the side of the property.

## Driveway

Space for three cars which gives access to a single garage.

## Kitchen

8'8" x 14'10" (2.64m x 4.52m )

Fitted kitchen, sink and drainer, radiator to front of property below window. Ceiling light point.

## Lounge

12'3" x 13'8" (3.73m x 4.17m )

Electric fire place, radiator below UPVC window to the side of the property. Light point. Tv and telephone point.

## Hallway

12'2" x 3'11" (3.71m x 1.19m )

White wooden door to the side of the property, cupboard with a water heater.

## Bathroom

8'9 x 5'6" (2.67m x 1.68m )

White porcelain bathtub, toilet and sink, single glazed window, loft hatch and towel radiator.

## Bedroom One

11'11" x 11'10" (3.63m x 3.61m )

Radiator to rear below UPVC window, light point.

## Bedroom Two

9'0" x 12'9" (2.74m x 3.89m )

Radiator to rear below UPVC window and light point.

## Rear garden

Access from both sides of the property. Good size lawn.

## Garage

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : C

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## 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.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

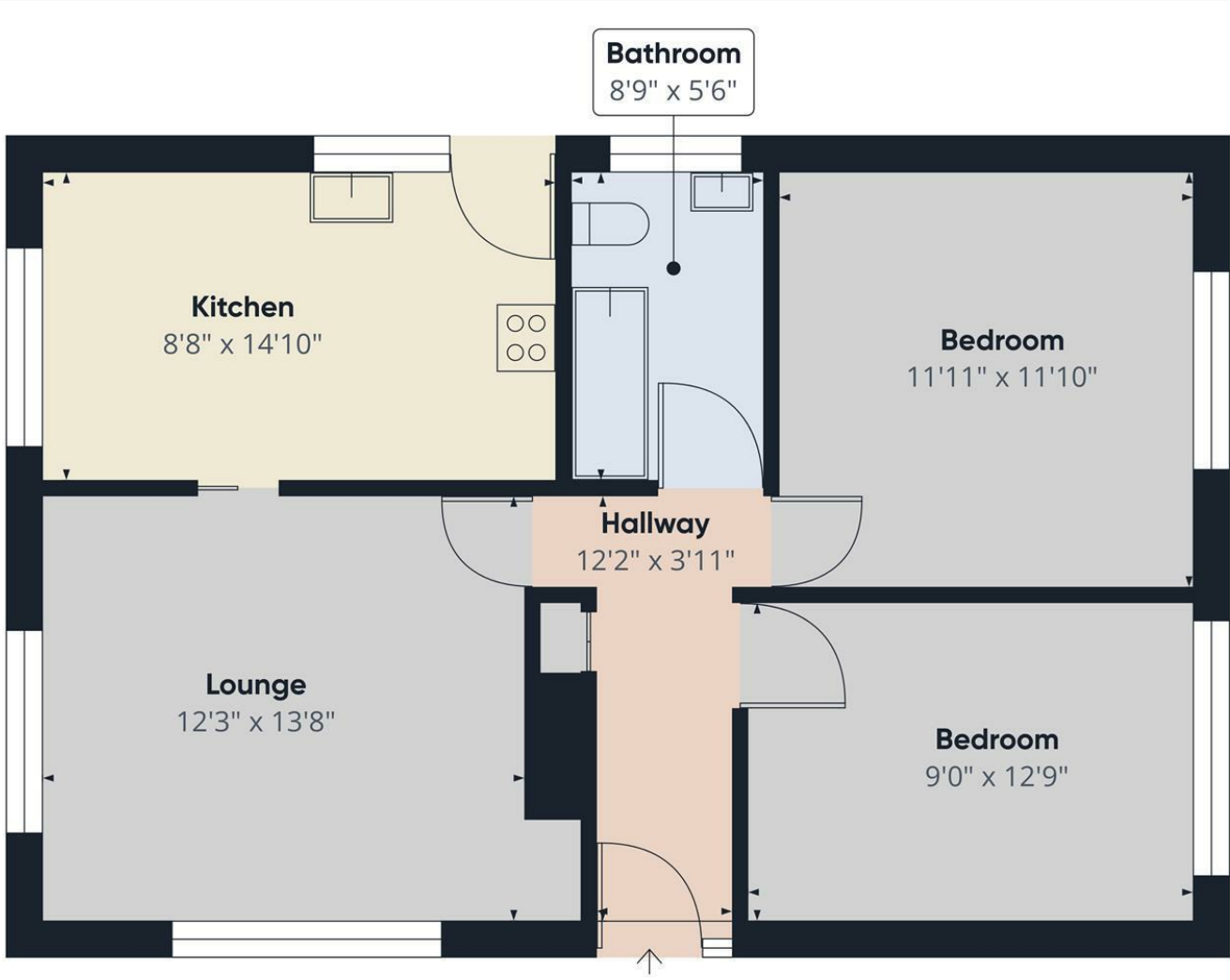
## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Approximate total area<sup>(1)</sup>  
674.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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