



Smiths
your property experts

Willow Poole Lane

Sutton Bonington

- Lovingly maintained detached bungalow
- Thriving and well-thought-of village
- Private driveway and a detached garage
- Beautifully tended and manicured gardens
- Versatile living space set over two floors
- Four reception rooms and three bedrooms
- Choice of public houses and a village shop

General Description

Smiths Property Experts offer to the market this beautifully presented detached bungalow offering manicured gardens and an excellent position in the heart of this thriving and well-thought-of village. The property is presented in excellent order having been lovingly maintained and extended by the current owners.

Location

The property is in the heart of this pretty and 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 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, expect to find circa 1,361 square feet of exceptional living space laid over two floors and with the benefit of uPVC double glazing and gas central heating throughout. The accommodation centres around a light and bright reception hall, with four reception rooms in total including the hall, kitchen/breakfast room, sitting room and conservatory. There are two bedrooms downstairs, one currently in use as a study/snug, and a fully fitted shower room. Upstairs is a generous bedroom suite including a separate dressing room, and en-suite shower room.

The Outside

The property is set back from the quiet road in a residential street, with a private block paved driveway to the front and side, and lawned front gardens. To the rear, the property enjoys a private aspect. There is a detached garage with power and lighting, and the gardens are beautifully tended to and manicured, full of year-round interest and summer sun.







Property Information

EPC Rating: D

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

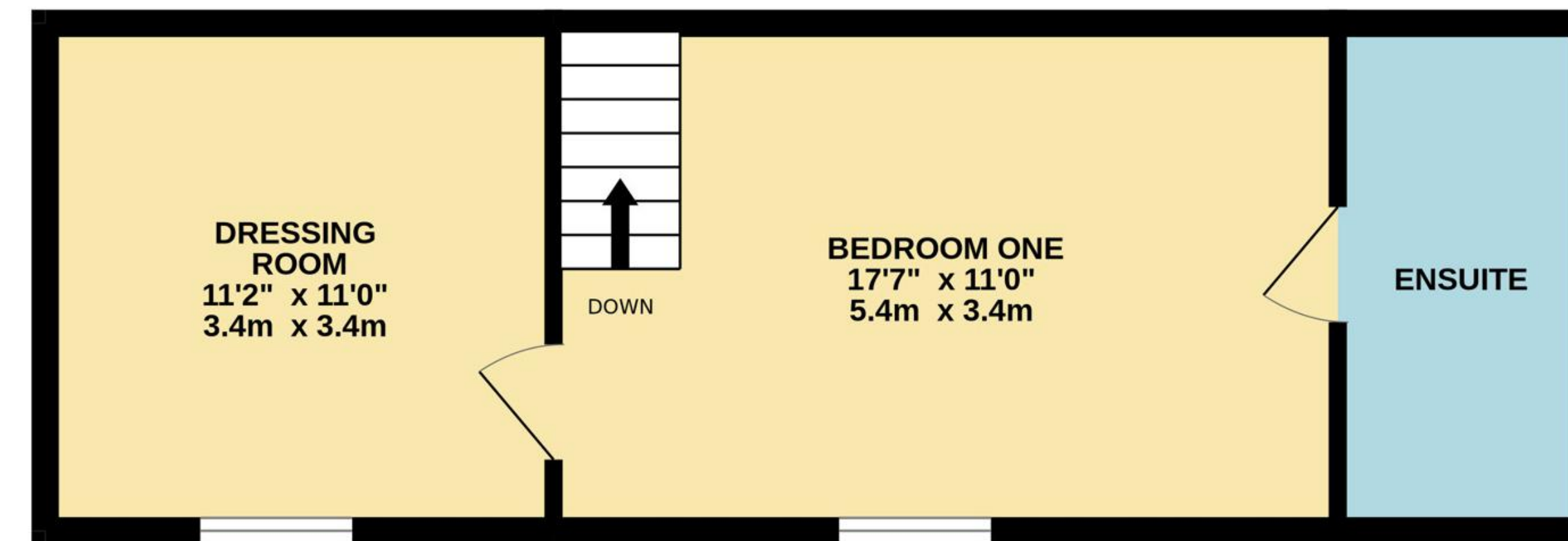
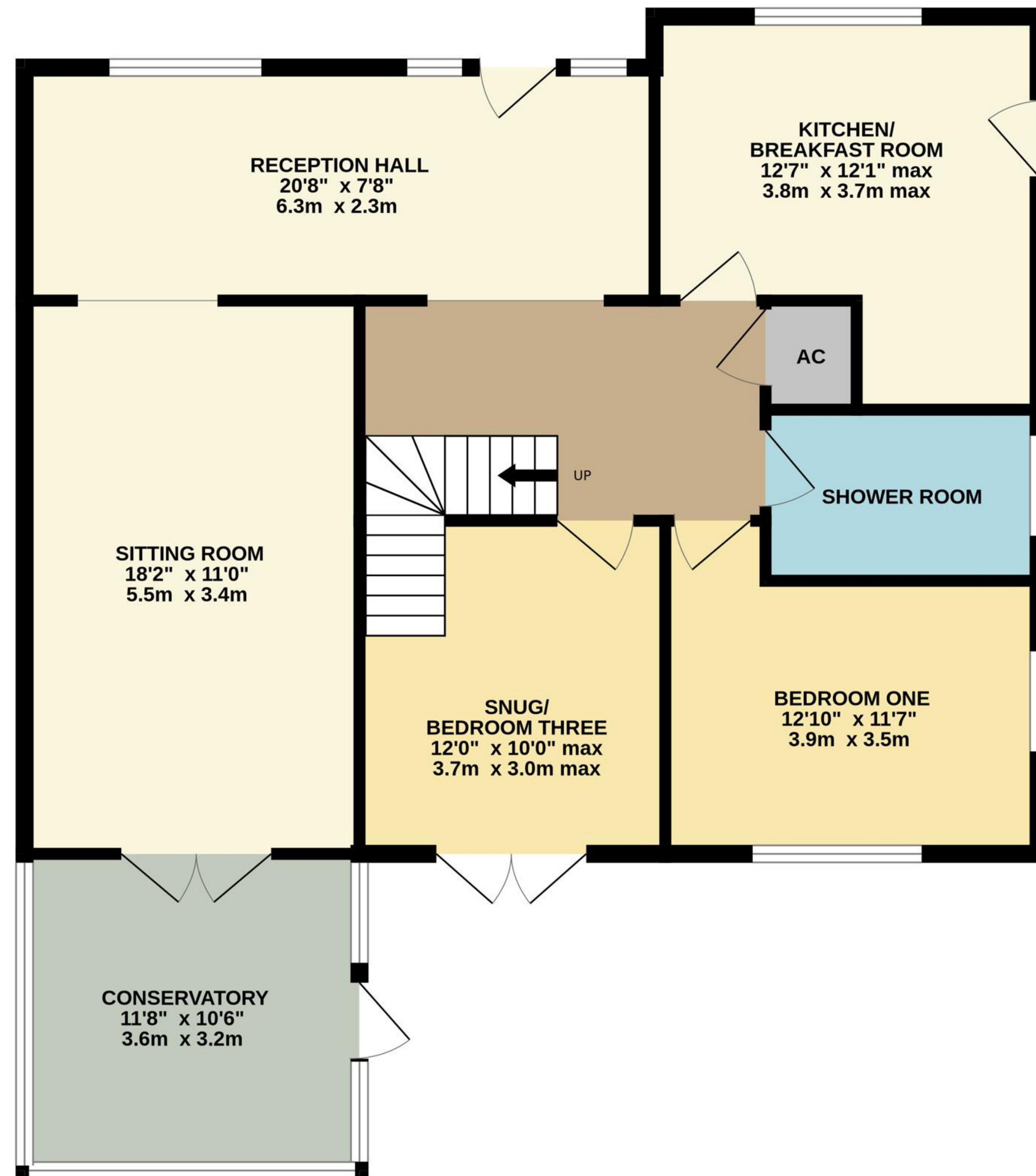
Important Information

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 : 1361 sq.ft. (126.5 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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