



Smiths
your property experts

Landcroft Lane

Sutton Bonington

- Beautifully presented detached family home
- Nestled in countryside in this desirable setting
- Lovingly updated and modernised by the current owners
- Established gardens extending to approximately half an acre
- Flexible living space with three/four bedrooms and two bathrooms
- Generous gated gravel driveway and an attached garage
- Office space with separate access from the garden
- Walking distance of a lovely country pub



General Description

Smiths Property Experts offer to the market this impressive and beautifully presented detached bungalow on the sought-after Landcroft Lane in the village of Sutton Bonington. The current owners have lovingly updated and modernised the property, which provides a floor area of approximately 2,221 square feet over one floor (including garaging). The property is beautifully set in established and manicured grounds of approximately half an acre.

The Location

This sought-after village offers an excellent primary school, a choice of public houses, as well as a post office and village shop. The Star Inn is within a 2-minute walk. 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.





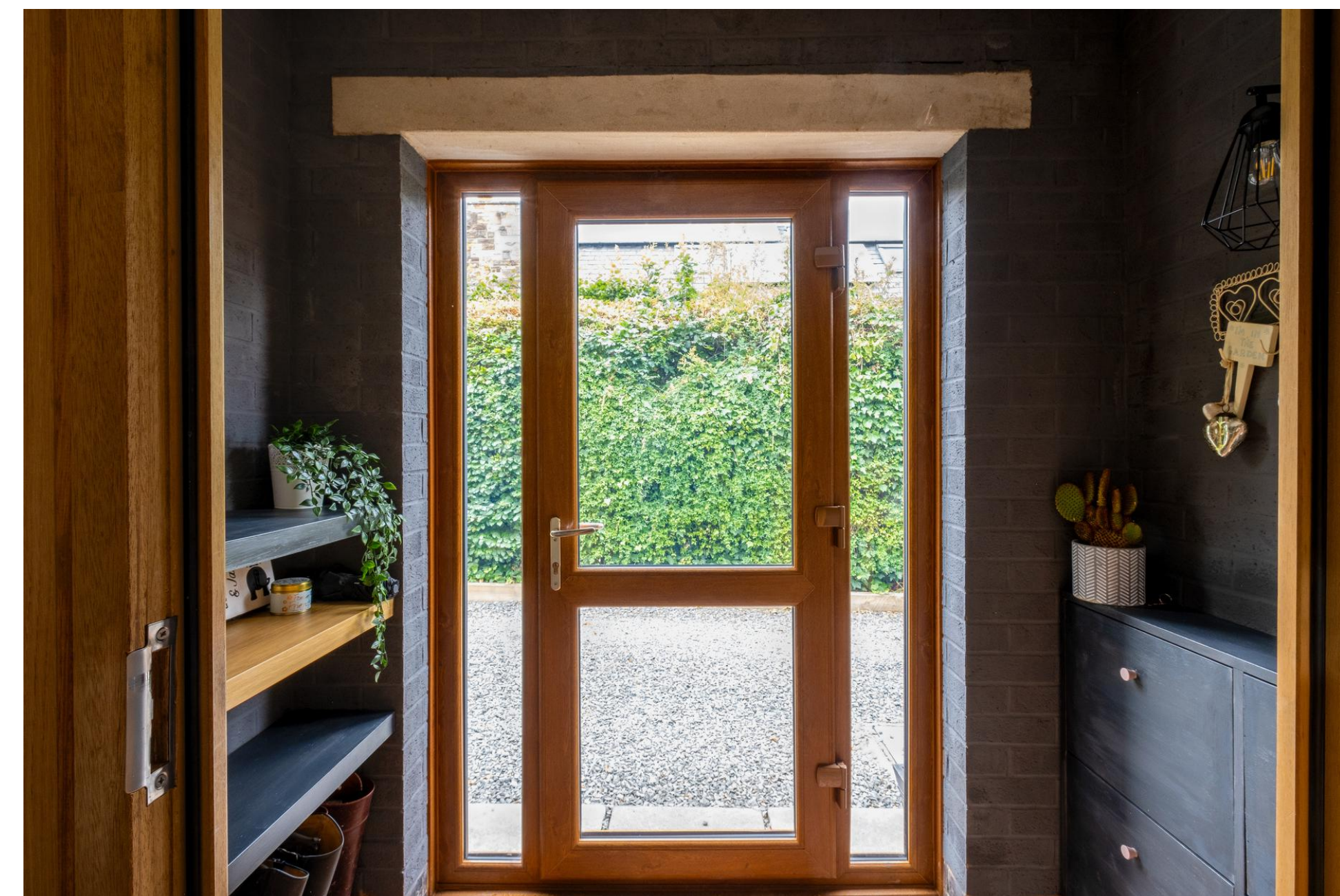


The Property

Internally, the property has high-quality fixtures and fittings throughout, including solid timber doors, oak floors, and contemporary bath suites with premium sanitary ware. The kitchen is solid wood and beautifully finished in a modern shaker style, having been recently upgraded by the sellers.

The main living accommodation is centred around the entrance hall, a fitting welcome to this wonderful home. In turn, the hall leads to both the living and sleeping areas. There is a useful w.c from the hall and to the front, a stunning and generous dual aspect sitting room complete with wood burning stove and views across the front of the grounds to open countryside beyond. There is a lovely family room to the rear with direct garden access via glazed sliding doors and a modern kitchen/diner that has been recently upgraded by the sellers and is ideal for entertaining or family dining. A well-appointed utility room leads down and through to an attached oversized garage with lighting and power.

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



Agents Note

The loft space extends the length and width of the living accommodation, offering huge scope for first-floor development and extension should the eventual purchaser wish.





The Outside

The property is set in private grounds behind a gated gravel driveway with off-road parking for several vehicles. To the front, there are beautiful countryside views. Between the kitchen and drawing room is a pretty courtyard area that offers a superb entertaining space off the kitchen. To the rear are beautiful mature gardens.

The gardens are laid mainly to lawn, with several entertaining terraces and a green house. There is 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. The grounds are a particular feature of this home and must be viewed to be fully appreciated.

Distances

Loughborough 7 miles, Nottingham 12 miles, Leicester 19 miles, Loughborough Train Station 7 miles (trains to London St Pancras from 1h 15m), East Midlands Airport 6 miles, Loughborough Endowed Schools 8 miles and Ratcliffe College 15 miles and (distances and timings are approximate).

Property Information

EPC Rating: D

Tenure: Freehold. Council Tax Band: F.

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 : 2285 sq.ft. (212.3 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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