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# Melton Lane

## Sutton Bonington

- Exceptional modern home set in grounds of 1/3 of an acre
- South-facing landscaped and low maintenance rear gardens
- Views of open countryside from the front of the house
- Three-zoned living kitchen with a glazed atrium
- Sitting room with a beautiful, vaulted ceiling
- Three double bedrooms and two contemporary bathrooms
- Gated gravel driveway and a detached double garage
- 4kWh solar panels and a 10kW battery store

### General Description

Smiths Property Experts are favoured with instruction to market this superb modern home set in grounds extending to approximately 1/3 of an acre. This skilfully designed property features contemporary living space, eco-friendly energy solutions, south-facing rear gardens, and beautiful views of open countryside to the front. This is a rare and exciting opportunity to acquire an individual and unique home situated on the edge of the revered village of Sutton Bonington.

### The Location

This sought-after village offers an excellent primary school, a choice of public houses, a post office, and a village shop. The Star Inn is within a 2-minute walk and serves excellent food and beverages. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station, with a direct link to London St Pancras.











## The Property

The property offers exceptional interiors with a high-quality and contemporary finish throughout. The specifications include air conditioning, wet piped underfloor heating in the living kitchen, bi-fold doors, and solar panels totalling 4kWh fitted to the back roof with the inclusion of around 10kW battery store.

The property offers a gross floor area of circa 2,500 square feet (including the detached double garage).

The light-filled porch and entrance hall lead to three double bedrooms and a contemporary family shower room. One of the property's notable features is the impressive principal bedroom suite. It has bi-fold glazed doors that offer direct garden access, a bank of fitted wardrobes, a separate dressing room, and an exceptional four-piece en-suite bathroom.

The living space is apportioned into three main areas, including a beautiful vaulted sitting room with a real flame gas fire, air conditioning, and bi-fold doors to the rear, a circa 600 square foot three-zoned living kitchen with a log burner and a glazed atrium to the front, and a separate garden room to the rear with a roof lantern and direct garden access. The kitchen, fitted by Alpha Interiors, features stone work surfaces and a range of high-specification integrated appliances, including a coffee machine, two ovens, a dishwasher, a fridge freezer, an induction hob, and a downdraft extractor. Additionally, there is a separate utility room.















## Gardens and Grounds

Nestled behind electric gates, the house is situated on generous grounds with a large gravel driveway to the front. There is a detached double garage with an adjacent carport, a large log store, and a mature border to the front. Additionally, there are views of open countryside from the front of the house.

The property has a private and south-facing aspect to the rear. The formal gardens are landscaped and designed to provide complete privacy and low maintenance. The gardens feature an impressive wrap-around deck with an entertaining and hot tub area and a central artificial lawn. In addition, there is a large, raised bed to the rear with views across a wood behind. There are two large timber structures on either side of the low-maintenance gardens. One is a good quality workshop, while the other is an ideal garden or craft room with glazed bi-fold doors.

## Property Information

EPC Rating B.

Tenure: Freehold. Council Tax Band: E.

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

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TOTAL FLOOR AREA : 2500sq.ft. (232.3 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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