



Smiths
your property experts

Charnwood Avenue

Sutton Bonington

- Beautifully presented semi-detached house
- Immaculate and 'turnkey' interiors
- Three good-sized bedrooms and a refitted bathroom
- Lovely 'shaker style' kitchen with a pantry cupboard
- Private gravel-laid driveway and a vehicle charging point
- Impressive rear gardens affording a sunny aspect
- Peaceful and private residential location
- Sought-after rural village with pubs, schooling, and amenities

General Description

Smiths Property Experts offer to the market this immaculate and beautifully presented three-bedroom semi-detached house. The property is situated in a peaceful and private location in the heart of the highly regarded village of Sutton Bonington.

The Location

This pretty and sought-after village has an excellent primary school, a choice of public houses, as well as a post office and village shop. The larger villages of East Leake and Kegworth are close by and provide 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, the living accommodation has been beautifully upgraded in the last 10 years to include rewiring, new plumbing, and central heating throughout. The property has also benefitted from replacement UPVC windows, plasterwork, flooring, and a new kitchen and bathroom suite. The property is presented as 'turnkey' and immaculate.

The living space measures approximately 839 square feet with accommodation laid over two floors and comprises, in brief, an entrance hall, a sitting room with French doors leading out to the rear gardens, a kitchen/diner with outside access and a WC. There is a handy pantry under the stairs. Upstairs are three good-sized bedrooms (two large doubles with new fitted wardrobes), and a beautiful family bathroom suite.

The Outside

The property is set back from the road behind a private gravel-laid driveway. There is off-road parking for two vehicles, with gated side access and an electric vehicle charging point installed.



The property boasts impressive and generous rear gardens, affording a sunny and private aspect. The current owners have landscaped the bottom of the gardens with a central path leading to a contemporary seating and entertaining terrace. There are central lawns with mature borders and well-stocked beds. The property also boasts a large, detached garage and a useful timber shed.



Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Rushcliffe Borough Council.

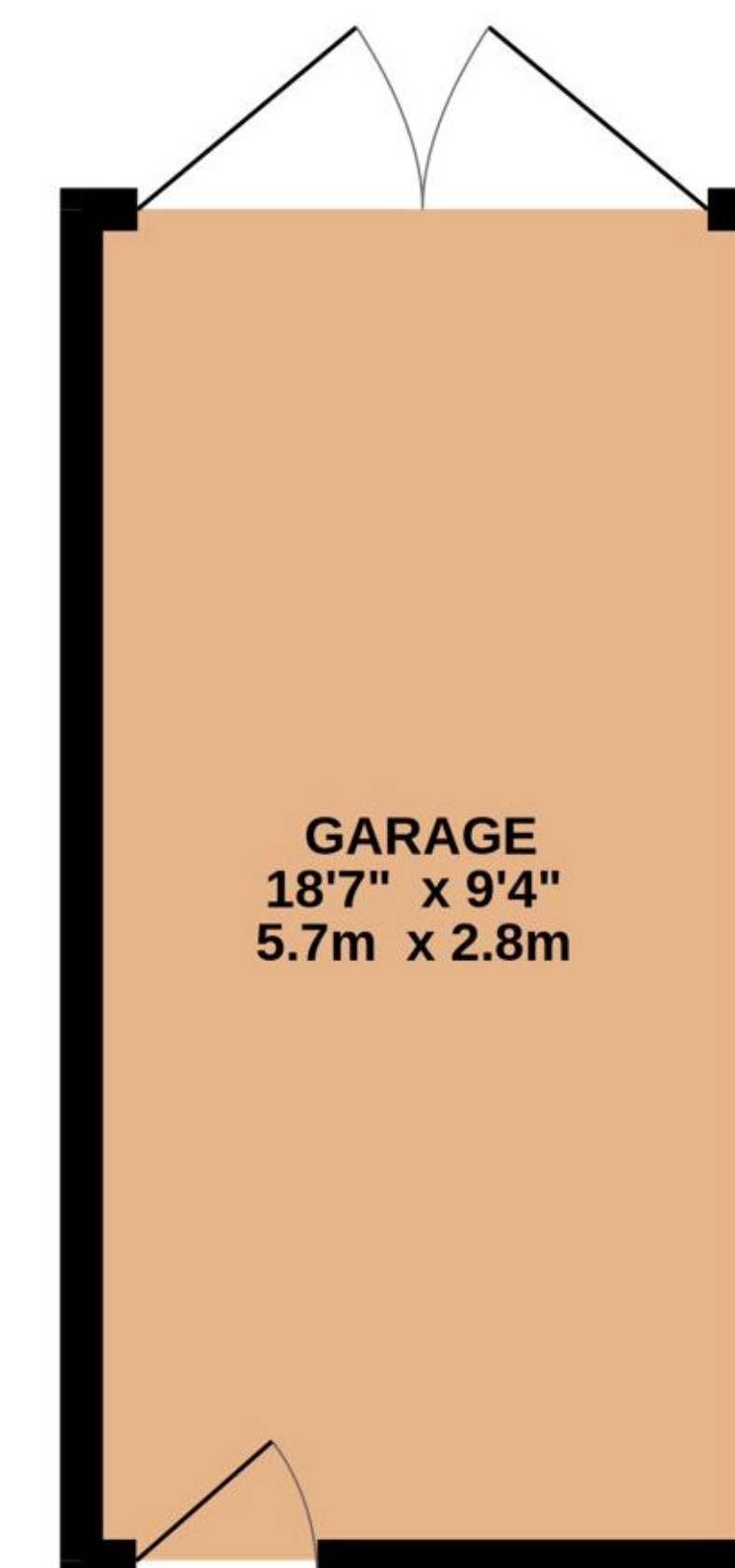
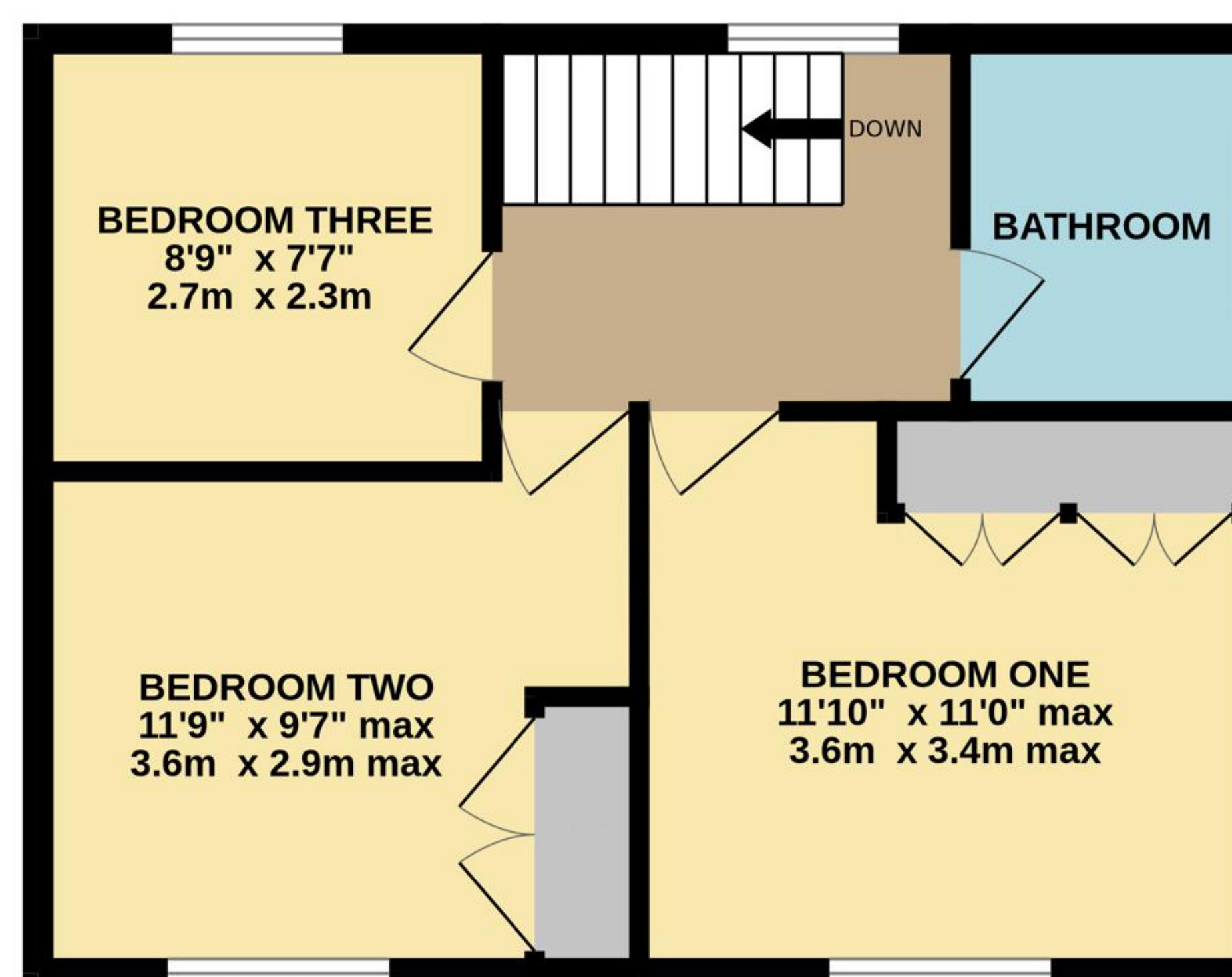
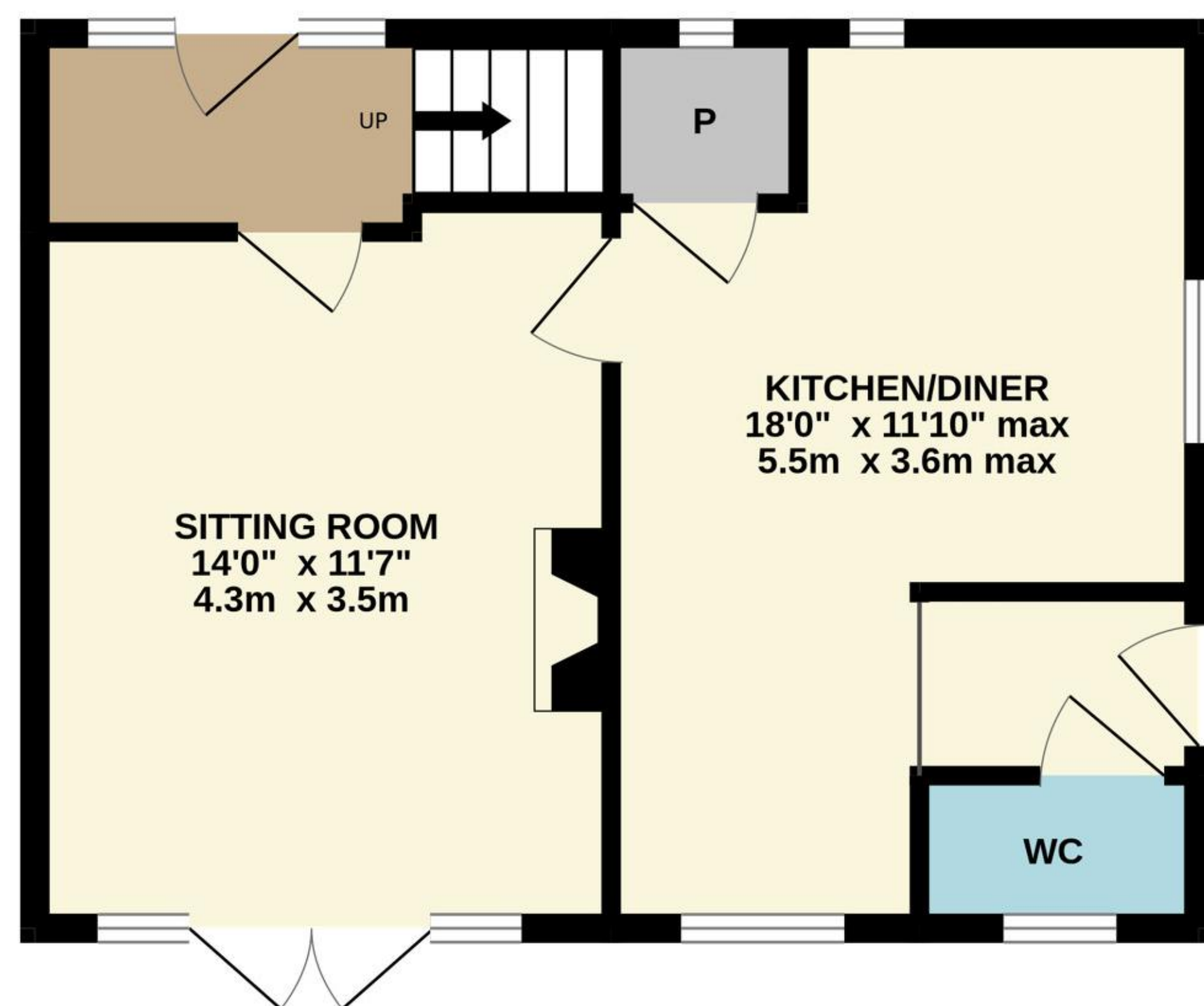
Important Information

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Smiths Property Experts

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TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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