



Smiths
your property experts

Rectory Close

Sutton Bonington

- Lovely three-storey modern family home
- Built by David Wilson Homes in 2010
- Situated in the heart of the sought-after village
- Lovingly maintained with light-filled living space
- Four spacious bedrooms and three bathrooms
- Living kitchen and a bay-fronted sitting room
- Lovely south-facing landscaped gardens
- Carport driveway with parking for two vehicles

General Description

Smiths Property Experts offer to the market this lovely modern family home situated in the heart of the sought-after village of Sutton Bonington. Built in 2010 by well-regarded builders David Wilson Homes as part of a relatively small development. Lovingly maintained, having been within the same ownership since new, the property features a light-filled living kitchen and a south-facing garden.







The Property

Internally, the current sellers have maintained the property to an excellent standard throughout. With a floor area of approximately 1,670 square feet, expect to find spacious and bright living space across three floors.

The accommodation comprises an entrance hall with stairs rising to the first floor, a WC, and under-stairs storage. There is a bay-fronted sitting room, and to the rear, a centrepiece 'living' kitchen with a box bay and glazed doors leading out to a south-facing entertaining hardwood teak deck.

Upstairs is excellent with four large bedrooms, three bathrooms, and a separate study/nursery. The main bedroom suite spans the second floor and comprises a dressing area with built-in wardrobes, a lounge space, and a beautifully upgraded en-suite bathroom. The second bedroom also affords an en-suite shower room and further wardrobes.

The Outside

The property enjoys a peaceful cul-de-sac setting, surrounded by family homes, and is just a short walk from the village centre and amenities. Set back from the street, behind a low-maintenance garden. There is a driveway with off-road parking for two vehicles in a carport underneath the coach house on the right-hand side. There is also a handy storage area with a shed.

To the rear are south-facing landscaped gardens with a relatively private and green aspect. Planted borders flank a central lawn, and there is a decked seating terrace to the immediate rear of the main house. There is a further seating area with a pretty pergola at the bottom of the garden.







The Location

This idyllic semi-rural village has 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 nearby and provides a comprehensive range 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.

Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: E.

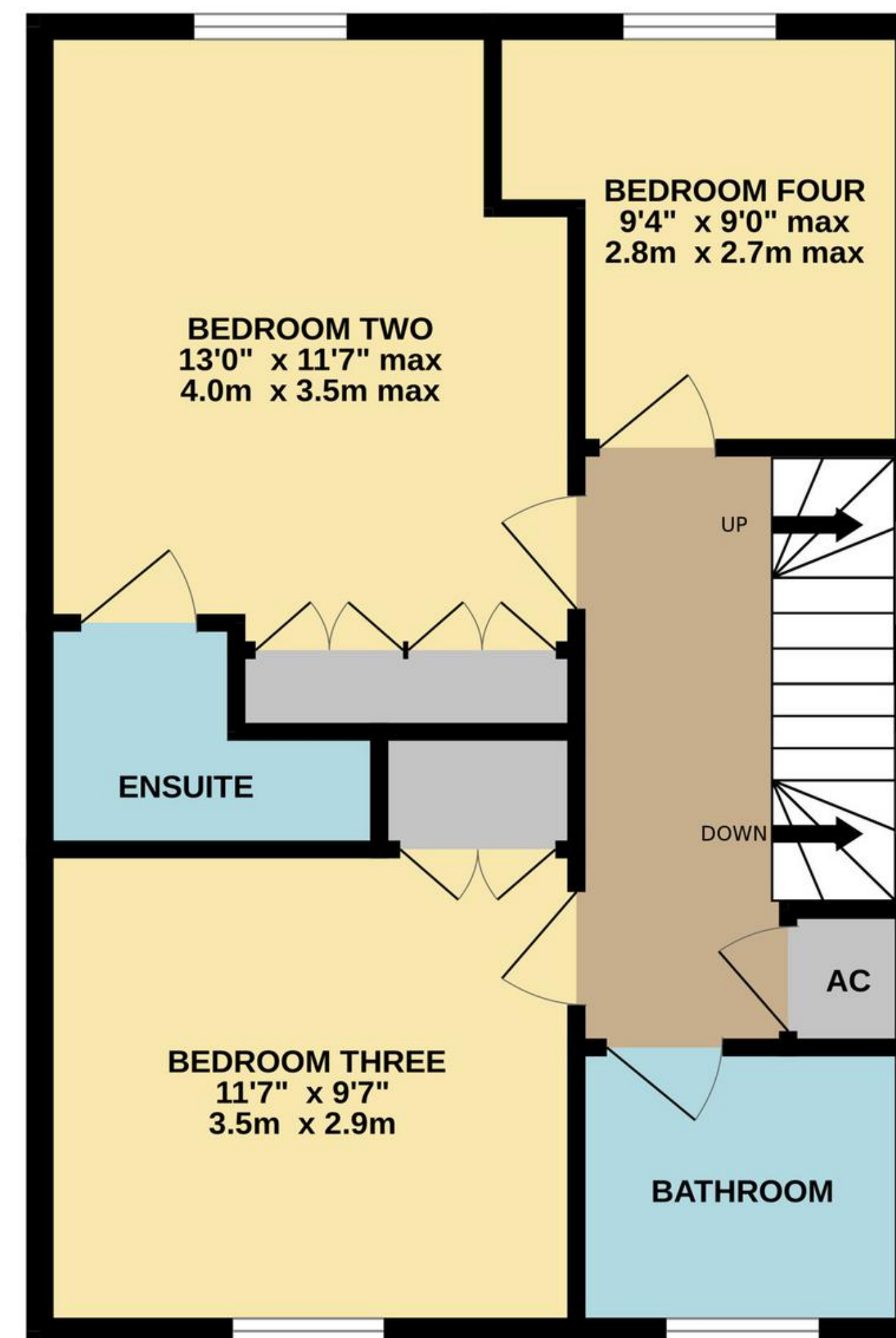
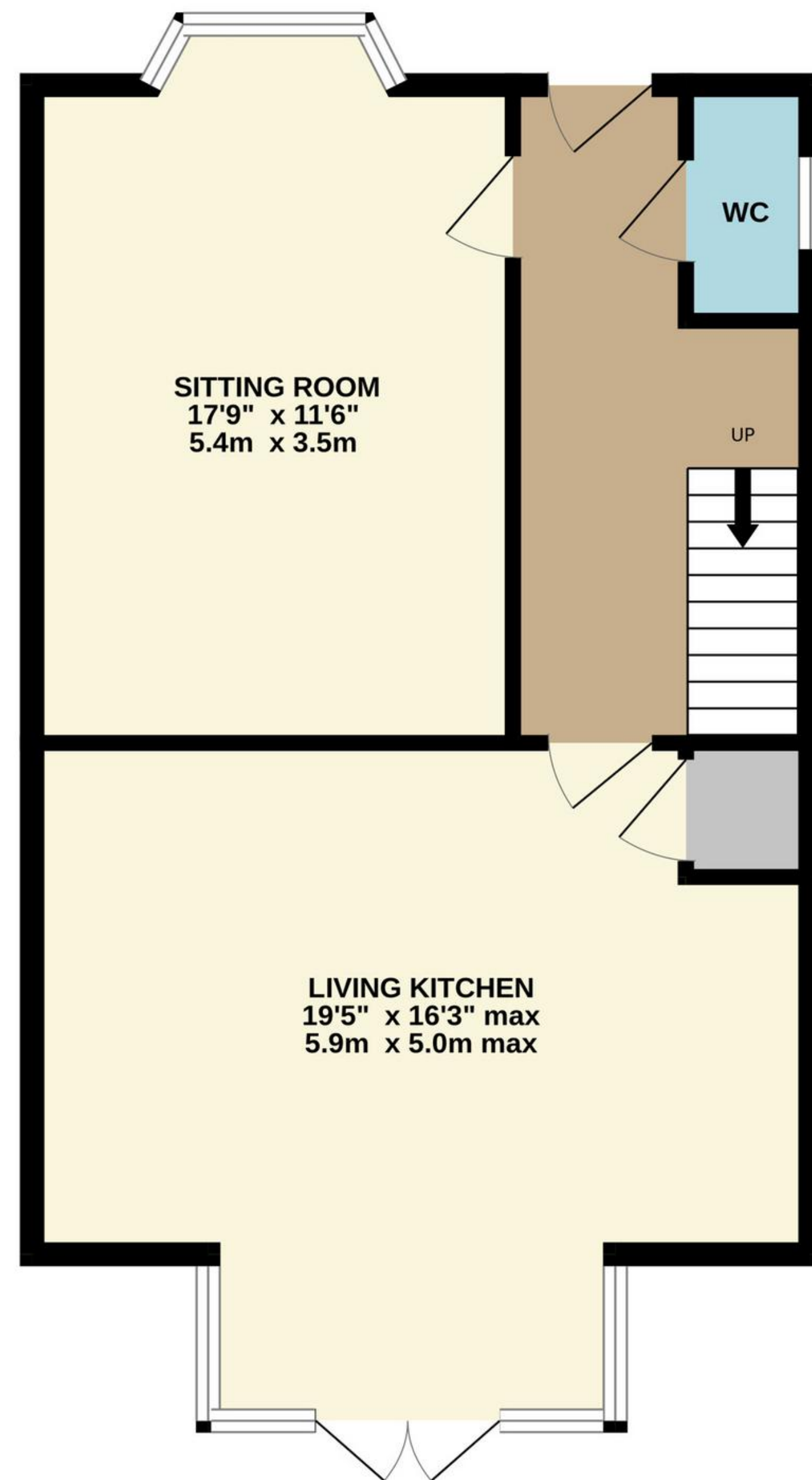
Carport is Leasehold - 125 years from the 1st of January 2009.

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.





TOTAL FLOOR AREA : 1669 sq.ft. (155.0 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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