



Smiths
your property experts

Rectory Close

Sutton Bonington

- Modern 'coach house' property in a lovely location
- Built in 2009 by David Wilson Homes
- Light-filled main living space with a fully fitted kitchen
- Two double bedrooms and a family bathroom
- Offers low maintenance and 'easy living'
- Carport providing off-road parking for two vehicles
- Situated in the heart of this highly regarded village
- Walking distance from the University campus

General Description

Smiths Property Experts offer to the market this modern two-bedroom 'coach house' set both within walking distance of the University of Nottingham Sutton Bonington campus, and the heart of the highly regarded village of Sutton Bonington.

Built in 2009 by well-regarded builders David Wilson Homes as part of a relatively small development, the property offers low maintenance and 'easy living' in an excellent village location with off-road parking and a small outside space.





The Property

A front door from the street leads to an entrance hall, with stairs rising to the living accommodation on the first floor. The accommodation extends to approximately 627 square feet and, as a relatively modern build, is well insulated, with uPVC double glazing and gas central heating throughout. Expect to find a lovely light-filled main living space with a fully fitted kitchen, an inner hall leading to two double bedrooms, and a family bathroom. There are built-in wardrobes in the main bedroom.

The Outside

Outside, the property benefits from outside space by way of a tarmac-laid carport. There is off-road parking for two vehicles, and should the eventual purchaser wish, space to make a small outside seating area to the rear. Currently, there is a secure bike store. In the carport is also a useful locked cupboard.





The Location

This idyllic semi-rural village has an excellent primary school, a choice of public houses, a post office, and a 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: C.

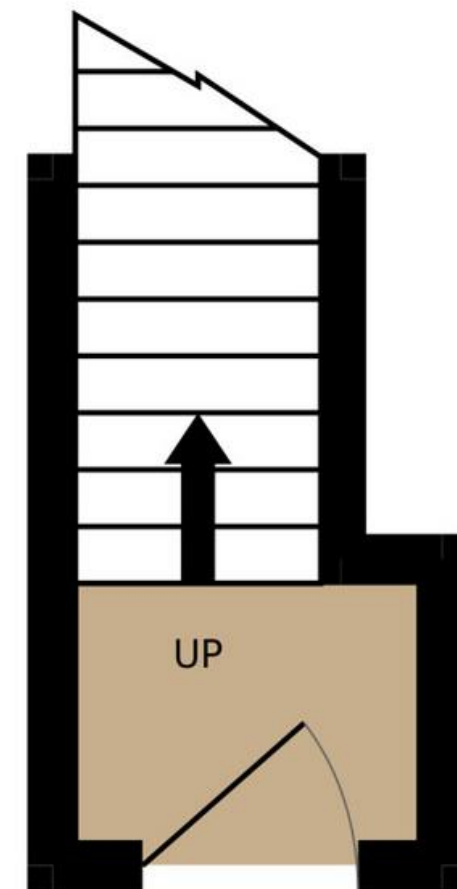
Tenure: Freehold. Council Tax Band: B.

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 : 627 sq.ft. (58.3 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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