

Holdings

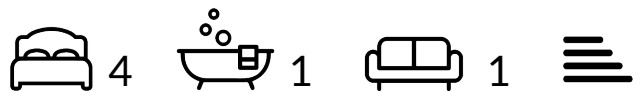
A Modern Estate Agent



4 Charnwood Fields

Sutton Bonington, Loughborough, LE12 5NP

£350,000



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Located on a quiet side street within easy walking distance of the village amenities the property is well-presented throughout with accommodation comprising an entrance hallway, large reception room, kitchen and downstairs w/c on the ground floor with four bedrooms and a family bathroom on the first floor.

To the front of the property there is a driveway providing off-street parking for multiple cars leading to a garage with the remainder complete with a fore-garden. To the rear and side of the property a back south facing garden is accessed from either the reception room or via a side gate which is mainly laid to lawn with a selection of shrubs and trees enclosed by a mature hedge and panel fencing.

Surrounded by beautiful countryside, Sutton Bonington is a very sought after village located in North Leicestershire with many local amenities including a village shop, post office and a fantastic pub as well as some amazing walks. Loughborough, Derby, Nottingham and Leicester are all easily commutable with the M1 and East Midlands Airport close by.

Upon entering the property via the entrance hallway this provides access onto all ground floor accommodation. The Lounge is complete with a feature fireplace and patio doors leading to the rear garden and houses enough space for a large dining set - making a great space to relax and enjoy. The kitchen features an integrated sink/drain, double

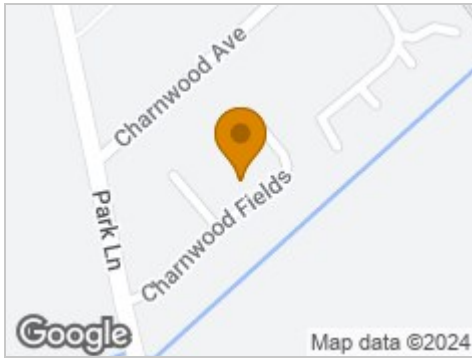
oven, microwave, hob and fridge/freezer with a range of base and eye level mounted units with window to front elevation. Completing the ground floor accommodation is a w/c.

Ascend onto the first floor and you will find four well sized bedrooms and the family bathroom. The Master Bedroom is complete with a feature balcony.. The Family Bathroom is complete with a walk in shower, low flush w.c and wash hand basin.

To the front of the property a driveway provides off-street parking leading to a larger than average garage. To the front of the property is a well maintained front garden. The rear garden is south facing and is complete with a large lawn space, and a selection of mature plants and trees.



Road Map



Hybrid Map

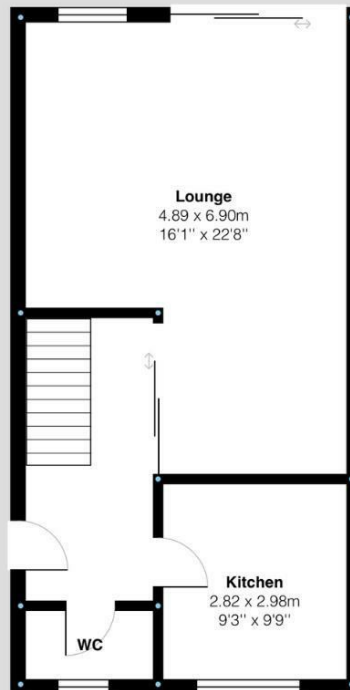


Terrain Map



Floor Plan

Ground Floor:



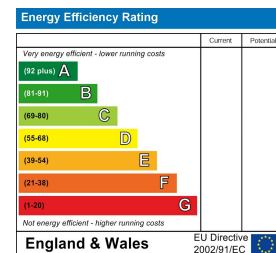
Charnwood Fields, Sutton Bonington
Internal Square Footage: 1249 sq.ft

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Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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