



GUIDE PRICE £975,000
MULBERRY HOUSE, SUTTON BONNINGTON



Mulberry House is a stunning and significantly extended family home situated in a highly regarded semi-rural location between Sutton Bonington and West Leake. Offering an exceptional balance of space and versatility, this light-filled property boasts five generous bedrooms, three reception rooms, and an impressive vaulted garden room flowing seamlessly from the open-plan dining kitchen. With extensive south-facing gardens, a large gravelled driveway accommodating up to twelve cars, an oversized double garage, and purpose-built kennels with a stable, this home is perfect for a growing family seeking both luxury and practicality.



Mulberry House offers both spacious and adaptable accommodation, featuring four first-floor bedrooms and two bathrooms, as well as a ground-floor guest bedroom and shower room. The heart of the home is the magnificent L-shaped living kitchen, which includes a dining area, a four-oven Aga, granite island, and bespoke hand-crafted units, all leading into the stunning garden room with high vaulted ceilings and French doors opening onto a large dining terrace. Additional ground floor living spaces include a formal lounge with a feature fireplace, a study, and a versatile cinema/family room with built-in storage.







A covered outer porch leads into an elegant reception hall with a travertine tiled floor and an open balustrade staircase. The lounge enjoys a cozy fireplace and a bow window, while the family room offers a flexible space for entertainment. The utility room provides ample storage, a sink, and space for laundry appliances. The ground-floor bedroom is a spacious double with dual-aspect windows, adjacent to a shower room with a corner cubicle, vanity unit, and chrome heated towel rail.







Upstairs, the central landing leads to the luxurious master suite, which includes a dressing area with extensive fitted wardrobes and a stylish en-suite shower room. Three further bedrooms provide excellent accommodation, each with built-in storage and garden views. The family bathroom is elegantly appointed with a freestanding bath, separate shower cubicle, vanity unit, and modern fittings. A separate additional shower room features timber panelling, a dual vanity basin, and a Velux window.





Externally, the property is set well back from Melton Lane behind electrically operated wooden gates, leading to an extensive pebbled driveway with mature trees and landscaped borders. The oversized double garage offers additional storage and electric door access. The beautifully maintained rear gardens enjoy a sunny south-facing aspect with large stone-flagged patio areas, mature planting, fruit trees, and a timber stable. A purpose-built dog enclosure with brick-and-tile kennels offers flexibility for various uses. Additionally, an outdoor kitchen with light and power enhances the garden's entertaining potential.

Conveniently located, the property enjoys easy access to Sutton Bonington's village amenities, nearby East Leake, and excellent transport links via the M1, East Midlands Parkway, and Airport, making it ideal for commuters. The charming Star public house in West Leake, offering a warm village atmosphere and gastro dining, is just a short walk away.

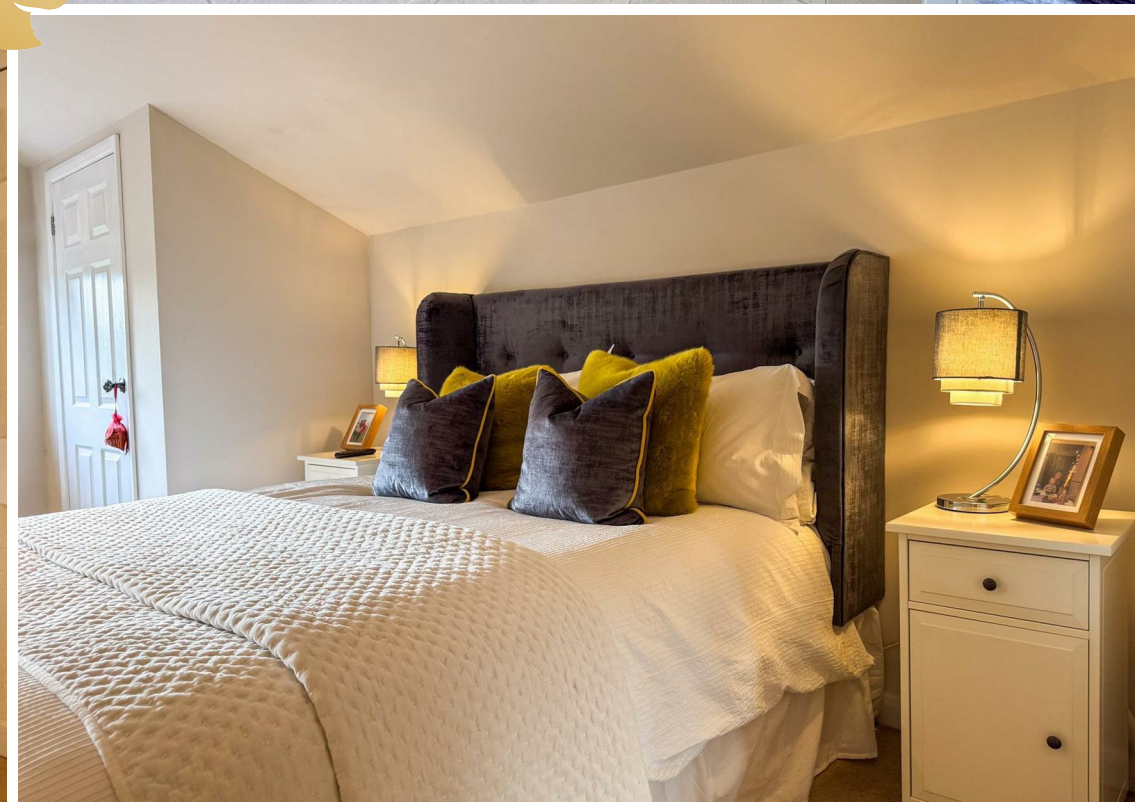
















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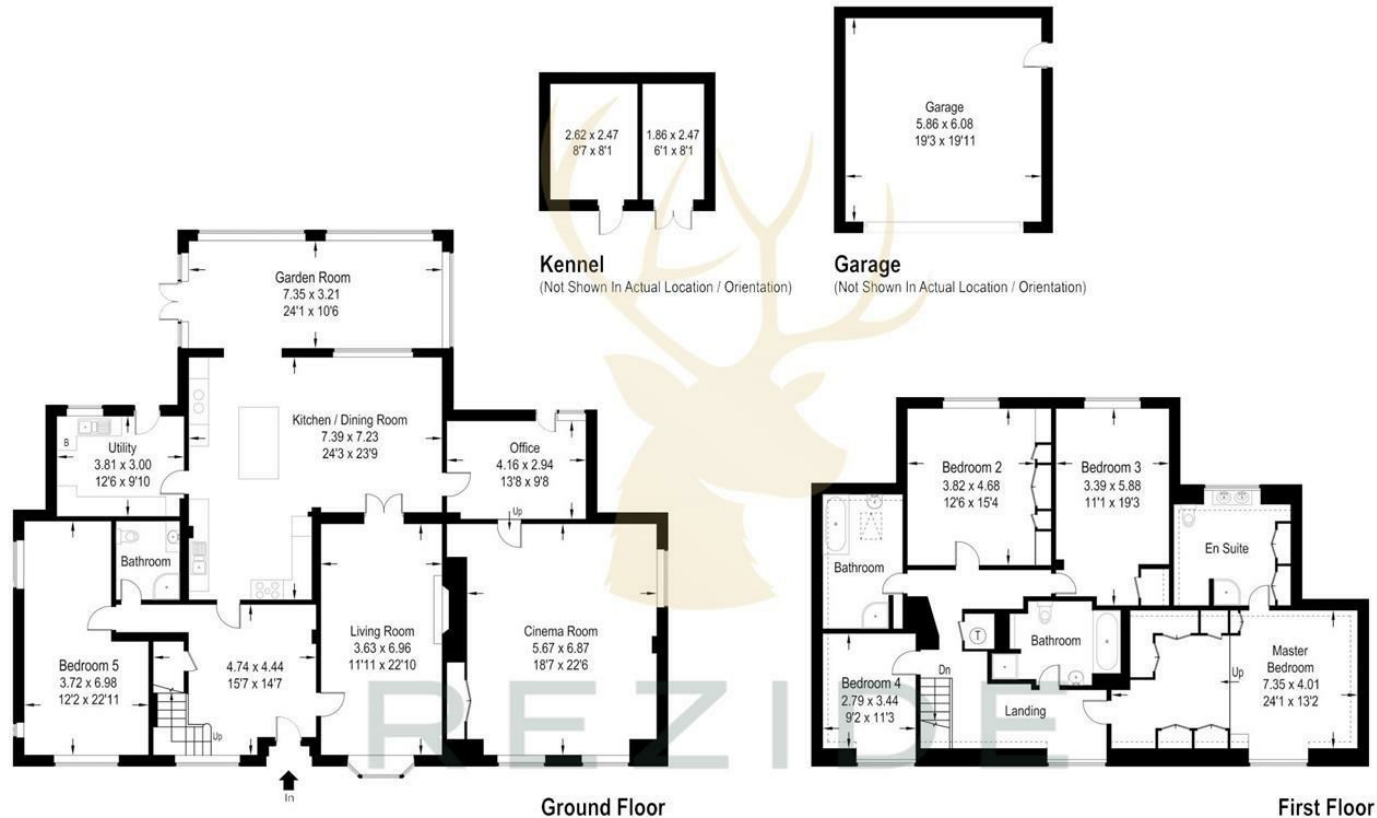
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Approximate Gross Internal Area - Main House = 350 sq m / 3767 sq ft
 Outbuildings (Garage and Kennel) = 50 sq m / 538 sq ft
 Total = 400 sq m / 4305 sq ft

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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