



**The Kenilworth Park Lane, Sutton Bonnington  
Loughborough LE12 5FD**

**welcome to**

## **The Kenilworth Park Lane, Sutton Bonnington Loughborough**

THE KENILWORTH - A STUNNING DETACHED HOME offering spacious family living over three floors, with SMEG APPLIANCES, a SMART HEATING SYSTEM and a DOUBLE GARAGE

### **Reception Hall**

#### **Kitchen Diner**

19' 8" x 15' 7" ( 5.99m x 4.75m )

### **Utility Room**

#### **Lounge**

15' 7" x 10' 11" ( 4.75m x 3.33m )

### **Ground Floor W C**

### **First Floor Landing**

#### **Bedroom Two**

13' 1" x 10' 2" ( 3.99m x 3.10m )

#### **Bedroom Three**

13' 1" x 8' 10" ( 3.99m x 2.69m )

#### **Bedroom Four**

9' 11" x 9' 10" ( 3.02m x 3.00m )

#### **Bathroom**

10' 5" x 6' 10" ( 3.17m x 2.08m )

### **Second Floor Landing**

#### **Bedroom One**

19' 8" x 14' 7" ( 5.99m x 4.45m )

### **En-Suite**

### **Agent Note**

Images and CGI's are representation only and may include additional features/upgrades

N.B There are several variants of this house type, please ensure you speak to a sales adviser.



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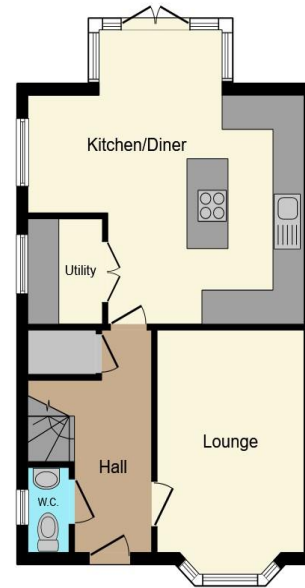
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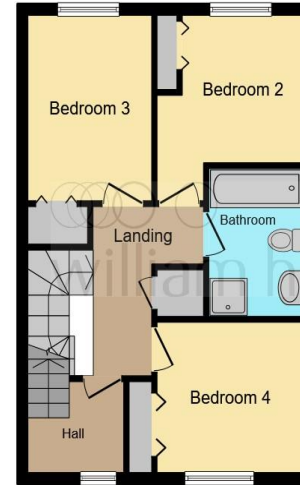
- FABULOUS DETACHED FAMILY HOME
- ARRANGED OVER THREE FLOORS
- LOUNGE WITH BAY WINDOW
- OPEN PLAN KITCHEN WITH DINING AREA
- SMEG APPLIANCES AND HIVE SMART HEATING SYSTEM

Tenure: Freehold EPC Rating: Exempt

# £539,950



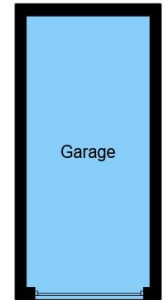
Ground Floor



First Floor



Second Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LHS118607 - 0005

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