



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

welcome to

The Kenilworth Park Lane, Sutton Bonnington Loughborough

THE KENILWORTH - A STUNNING FOUR BEDROOM DETACHED HOME offering spacious family living over three floors, with SMEG APPLIANCES, a SMART HEATING SYSTEM and a DOUBLE GARAGE. Call us now to book your viewing.

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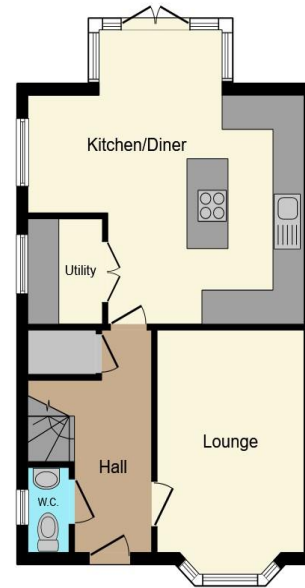
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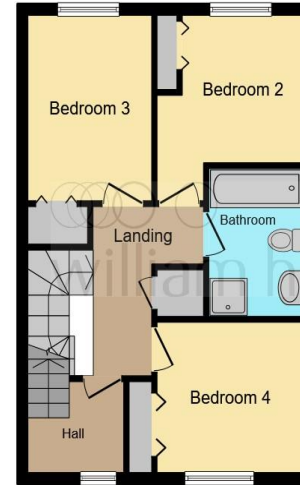
- FABULOUS DETACHED FAMILY HOME
- ARRANGED OVER THREE FLOORS
- LOUNGE WITH BAY WINDOW
- OPEN PLAN KITCHEN WITH DINING AREA
- SMEG APPLIANCES AND HIVE SMART HEATING SYSTEM

Tenure: Freehold EPC Rating: Exempt

£539,950



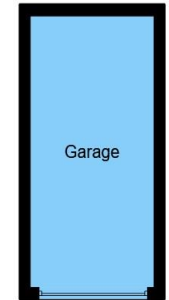
Ground Floor



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

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Property Ref:
LHS118607 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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