



Charnwood Avenue, Sutton Bonington

welcome to

Charnwood Avenue, Sutton Bonington

A three-bedroom semi-detached family home in the popular residential location of Sutton Bonington benefiting from sitting on a generous plot with accommodation comprising in brief two reception rooms, kitchen, ground floor w.c, three bedrooms, shower room, driveway, garage, front & rear gardens!

Entrance Hall

Entering the property through the front door leads you into the hallway with doors to the dining room and kitchen, stairs rising to the first floor with understairs storage cupboard, carpeted flooring and radiator.

Dining Room

6' 11" x 12' 4" (2.11m x 3.76m)

The dining room has a double-glazed window to the front elevation, carpeted flooring and radiator. This room has been created from space off the lounge and has a stud wall separating the two rooms, this could be taken down with relative ease and opened up to create a spacious open plan room.

Lounge

12' 11" x 12' 4" (3.94m x 3.76m)

The lounge has a double-glazed window to the rear elevation, radiator, carpeted flooring and a television aerial point.

Kitchen

9' 10" x 13' 10" (3.00m x 4.22m)

The kitchen is fitted with a modern range of wall and base units, two bowl sink drainer with a swan neck tap, integrated dishwasher, plumbing for a washing machine, space for cooker and fridge/freezer, wall mounted combination boiler, radiator, double glazed window to the side elevation, tiled flooring and doors to rear internal vestibule and lounge.

Internal Vestibule

The internal vestibule is accessed via the rear door from the kitchen with upvc door to side leading out to the rear garden, doors to pantry, downstairs w/c and study.

Study

5' 3" x 8' 2" (1.60m x 2.49m)

The study has a double-glazed window to the rear elevation, radiator and carpeted flooring.

Pantry

5' 1" x 4' 1" (1.55m x 1.24m)

The pantry has shelving.

Ground Floor Wc

The ground floor w/c has a low-level w.c, double glazed window to the side elevation, carpeted flooring and bricked walls.

Landing

The landing has stairs rising from the ground floor with a double-glazed window halfway up the stairs to the side elevation, a double-glazed window to the front elevation, doors to all first-floor accommodation and a door to a store cupboard.

Bedroom One

9' 1" x 12' 5" (2.77m x 3.78m)

Bedroom one has a double glazed to the front elevation, carpeted flooring and radiator.





Bedroom Two

10' 7" x 12' 5" (3.23m x 3.78m)

Bedroom two has a double-glazed window to the rear elevation, radiator and carpeted flooring.

Bedroom Three

7' 2" x 9' 11" (2.18m x 3.02m)

Bedroom three has a double-glazed window to the side elevation, door to storage space, radiator and carpeted flooring.

Shower Room

The shower room has a three-piece suite comprising low level w/c, pedestal wash hand basin and shower cubicle with shower over, frosted window to the side elevation and a radiator.

Outside

To the front of the property is a driveway providing ample off-road parking for several vehicles with access to the garage, a beautifully presented front garden with a range of well-maintained shrubs and plants, flower borders filled with well stocked and established flowers, fenced gates to the front elevation and side gated access leading to the rear garden.

The garden is mainly laid to lawn, patio seating area, pathway leading to the rear, vegetable patch, well stocked and established borders filled with a range of shrubs, plants and trees.



view this property online williamhbrown.co.uk/Property/LBH114725



welcome to

Charnwood Avenue, Sutton Bonington

- Three Bedroom semi-detached family home
- Popular Village location of Sutton Bonington
- Shower Room and Ground Floor WC
- Breakfast Kitchen & Separate dining room
- Generous Plot with driveway & Detached Garage

Tenure: Freehold EPC Rating: C

£250,000



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

view this property online williamhbrown.co.uk/Property/LBH114725



Property Ref:
LBH114725 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk