



Willow Poole Lane, Sutton Bonington

welcome to

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We are delighted to bring to the market this individual detached dwelling offering versatile accommodation and occupying a sizeable corner plot in the popular village of Sutton Bonington. Property has been well maintained by the present owner. Call now for a viewing on 01509 214686!

Entrance

Property is entered via a upvc double glazed front door which enters into the reception hallway, which has a radiator and doors off to all ground floor rooms.

Lounge

13' 10" x 13' 3" maximum (4.22m x 4.04m maximum)
The lounge is positioned to the front of the property and has a dual aspect with upvc double glazed windows to the side and front elevations. There is a feature electric coal effect fire with bespoke made stone hearth backcloth with mantelpiece over, there is a gas point, a television aerial point, a radiator and coving to the ceiling.

Dining Room

14' 8" x 10' 11" (4.47m x 3.33m)
The dining room is a versatile room used as a reception room, study or family room, has stairs rising from the first floor, an electric fire with a radiator, a feature fireplace, patio doors opening onto the sunroom.

Sunroom

23' 1" x 6' 6" (7.04m x 1.98m)
The sunroom has upvc double glazed windows to the side and rear elevation, a triplex roof, double panel radiator and also doubles up as a utility space with plumbing for a washing machine and dishwasher and space for a tumble dryer.

Kitchen

10' 10" x 9' 3" maximum (3.30m x 2.82m maximum)
The kitchen has vinyl flooring, with a range of base and wall mounted units with roll edge work surfaces over, a one and half bowl sink with drainer mixer tap and tiled splashbacks, there is an electric oven and microwave, space for a fridge freezer, extractor fan upvc double glazed window to the side and rear, and a back door that leads to the conservatory.

Ground Floor Bedroom

11' 6" x 9' 5" (3.51m x 2.87m)
Bedroom two occupies a space on the ground floor with built in wardrobes with hanging rails and shelving. A upvc double glazed window to the side and a radiator.

Ground Floor Bathroom

8' 5" x 6' 1" (2.57m x 1.85m)
The ground floor bathroom is partially tiled and has a suite comprising of corner bath with shower over, low level wc, pedestal wash hand basin with upvc double glazed window to the side,

Landing

The landing has stairs rising from the dining room, skylight window and a door leading to the first-floor bedroom.





Main Bedroom

12' 7" x 11' 5" maximum (3.84m x 3.48m maximum)
The main bedroom has a upvc Dorma window overlooking the front elevation, has a door to the ensuite, access to the eaves storage space which houses the combination boiler.

Ensuite

The ensuite has a suite that comprises of cubicle electric shower over, low level wc, wash hand basin with tiled splashbacks, has vinyl flooring, a wall heater and a upvc double glazed window to the front.

Outside

The particular feature of the property is the outside space the dwelling sits centrally within the plot has gardens to all sides to the front and side the gardens are mainly laid to lawn with well stocked and established flower borders with a gated pathway that leads to the door. To the rear of the property there is a patio seating area steps that lead down to a further slabbed space, additional lawn, artificial grass which is covered by a steel frame pagoda, a timber summer house and a block paved driveway which provides ample offroad parking for several vehicles and provides access to a detached oversized garage which has an up and over door to the front, power and light separated to include a work shop space to the rear.



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welcome to

Willow Poole Lane, Sutton Bonington Loughborough

- No Onward Chain
- Detached Property
- UPVC Double glazing
- Three Well-Proportioned Bedrooms
- Master Bedroom with Ensuite Shower Room

Tenure: Freehold EPC Rating: D

offers over
£300,000



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

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Property Ref:
LBH114831 - 0007

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