Willow Poole Lane

Sutton Bonington, Loughborough, LE12 5NN





A home with truly fantastic potential to extend and modernise, in a highly sought after village location, with large garden, garage and ample parking, being sold with no onward chain.

£280,000





This property would make an ideal purchase for professional couples or families.

Sutton Bonington is a wonderful and highly sought after village located within approximately 6 miles of the major conurbation of Loughborough. Local amenities are plentiful and include Sutton Bonington Primary School, University of Nottingham Sutton Bonington Campus, Post office, library, Pasture Lane convenience store and the King's Head public house. Further amenities such as supermarkets, shops, boutiques and restaurants can be found in nearby Loughborough.

Public transport is well catered for by regular bus service; commuter access to the M1 and A46 is excellent.

Accommodation comprises; two first floor bedrooms, ground floor bedroom, ground floor bathroom, lounge, dining room and kitchen.

Externally, there is a large size southeast facing rear garden, giving plenty of potential to extend (subject to permission). The single garage is accessed via large tandem driveway which sits next to a beautiful front garden.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Property construction: Standard Parking: Drive Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Electric (Purchasers are advised to satisfy themselves as to their suitability). Broadband type: ADSL copper wire See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u> Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band D Useful Websites: www.rushcliffe.gov.uk www.gov.uk/government/organisations/environment-agency Our Ref: JGA/25022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



















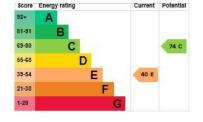
Agents' Notes

Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property, None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average f150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor, Im making that decision, you should know that we receive up to £90 per referral.



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