

Orchard Close

Sutton Bonington, Loughborough, LE12 5NF



A beautifully presented, spacious and light, recently constructed home which has been improved by the current owner, located within close proximity to village amenities and local transport links.

£260,000

John German 

This property would make an ideal purchase for first time buyers, professional couples or those wishing to downsize.

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. Loughborough Railway Station is approximately 15 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is also approximately 15 minutes away by car.

Accommodation comprises; two double bedrooms, newly installed luxury shower room, ground floor W.C., laundry room, lounge/dining room and kitchen.

Externally, the rear garden is of good size and very private, predominantly laid to lawn with patio seating area perfectly positioned to make the most of the afternoon and evening sun. The driveway to the front provides comfortable parking for two vehicles.

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:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16052025

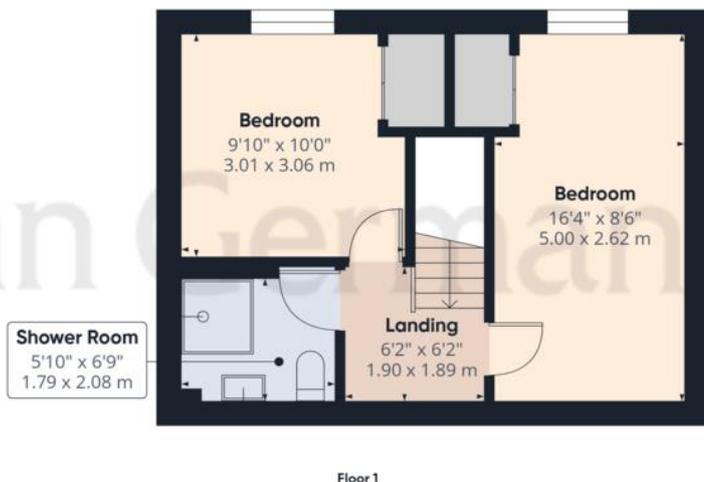
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Approximate total area⁽¹⁾
681 ft²
63.2 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





Score	Energy rating	Current	Potential
32+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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