

# Main Street

Sutton Bonington, Loughborough, LE12 5PF



Welcome to Main Street, Sutton Bonington, and your chance to own a piece of local history in one of the most desirable villages in our region. Book your tour today.

Offers Over £275,000



John German

The property is situated within the most popular and historic village of Sutton Bonington which boasts an excellent range of local amenities including a highly regarded village primary school, recreational amenities, frequent public transport services and ease of access to both Loughborough and Nottingham, offering a more comprehensive range of services. Major link roads including the M1, M42, and A50 are within easy reach, as is the Midland Mainline rail service with direct links to London St. Pancras along with the East Midlands International Airport at nearby Castle Donington.

Situated next to the Church, Main Street, Sutton Bonington is a property with a rich history. In need of full modernisation, this is the ideal property for those buyers looking for a project.

Upon arrival you will approach the property via a pathway to both the subject property and neighbouring dwelling and access via the front entrance door.

Downstairs there is living room to the front aspect and a kitchen / dining room with access to a generous storage cupboard.

Ascend to the first floor and you will find two bedrooms and a bathroom.

The property has a garden which we believe to be 175 foot in length and while it requires maintenance could once again be a superb outdoor space. There are various out buildings surrounding the courtyard to the rear of the property and vehicle access from the side.

In conclusion, if you are looking for a project in a popular village location this could be the property for you. Book your tour via John German Estate Agents.

**AGENTS NOTE:** Property to be sold subject to a Grant Of Probate

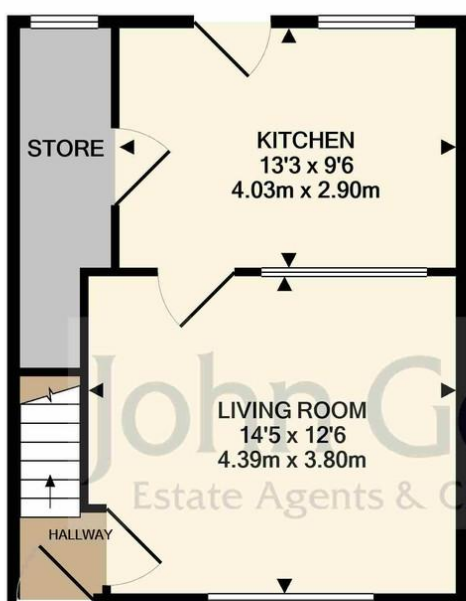
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

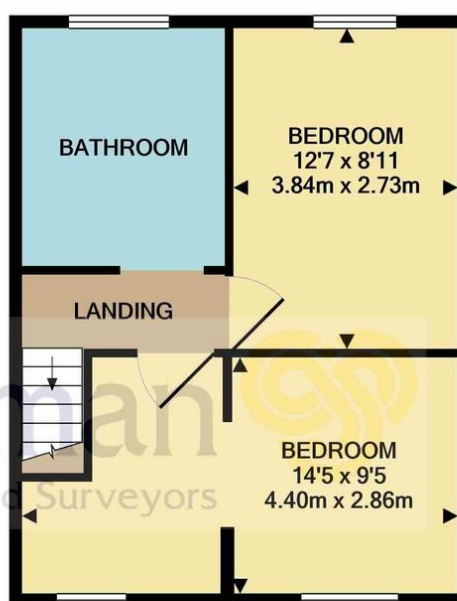
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/15102020

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 56   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## 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.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR 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 £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

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Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk Sales and Lettings Agent**