



4 Park Lane,
Sutton Bonington, LE12 5NH

4 Park Lane, Sutton Bonington, LE12 5NH

This superb detached family home was constructed by the current owner in 2015, and is one of just four plots accessed via a private driveway in the heart of the sought after village of Sutton Bonington.

Finished to a high standard, the property boasts an impressive 3,926 square feet (approx) of living space including three reception rooms, a Shaker style fitted kitchen, a utility room, and a cloakroom/wc on the ground floor, three bedroom suites, a Jack & Jill style bathroom, and a galleried landing with seating area and balcony on the first floor, and a fourth bedroom suite on the second floor.

Benefiting from gas central heating and UPVC double glazing, the property enjoys good size gardens, the main area being south westerly facing, a driveway providing off road parking, and has an area offering the potential for a garage.

Offered to the market with no upward chain. Viewing is essential!

Offers Over £750,000



GROUND FLOOR ACCOMMODATION

The entrance doors open to an impressive reception hall.

From here, stairs rise to the galleried first floor landing, and there are doors opening to the main reception rooms.

These reception rooms are currently used as a study, a beautiful drawing room, and a dual aspect open plan kitchen which incorporates seating and dining areas, and a cream shaker style fitted kitchen with a comprehensive range of units.

The ground floor accommodation is completed by a utility room and a cloakroom/wc.

FIRST FLOOR ACCOMMODATION

On reaching the first floor, the galleried landing provides a bright seating area with access to a glazed balcony.

There is a Jack & Jill style bathroom, plus three bedrooms at this level, the master with dressing room, a bathroom and a further private balcony.

An internal hallway leads to a fourth bedroom, ideal for use as a teenager/nanny suite.

OUTSIDE

Situated on to the private road, the property will have a private driveway to the right-hand side (currently a lawned area), with potential for the construction of a garage.

The property also enjoys good size landscaped gardens, the main area being south westerly facing.

Features

The property has been finished to a high standard throughout, with features including wet piped underfloor heating, Bluetooth linked sound system, an impressive bespoke built Oak staircase and galleried landing, plus contemporary balconies which are accessed from both the landing and the main bedroom suite.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2023/2024 £3,329.53.

Sutton Bonington

Sutton Bonington is situated between Loughborough and Nottingham. The village enjoys a lively community and has facilities including a shop, two pubs and a post office, plus a primary school.

There is easy access to the nearby East Leake Academy, East Midlands Airport, the East Midlands Parkway station, and Junction 24 of the M1 motorway. Nottingham University also has a campus in the village.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.







DISCLAIMER NOTES

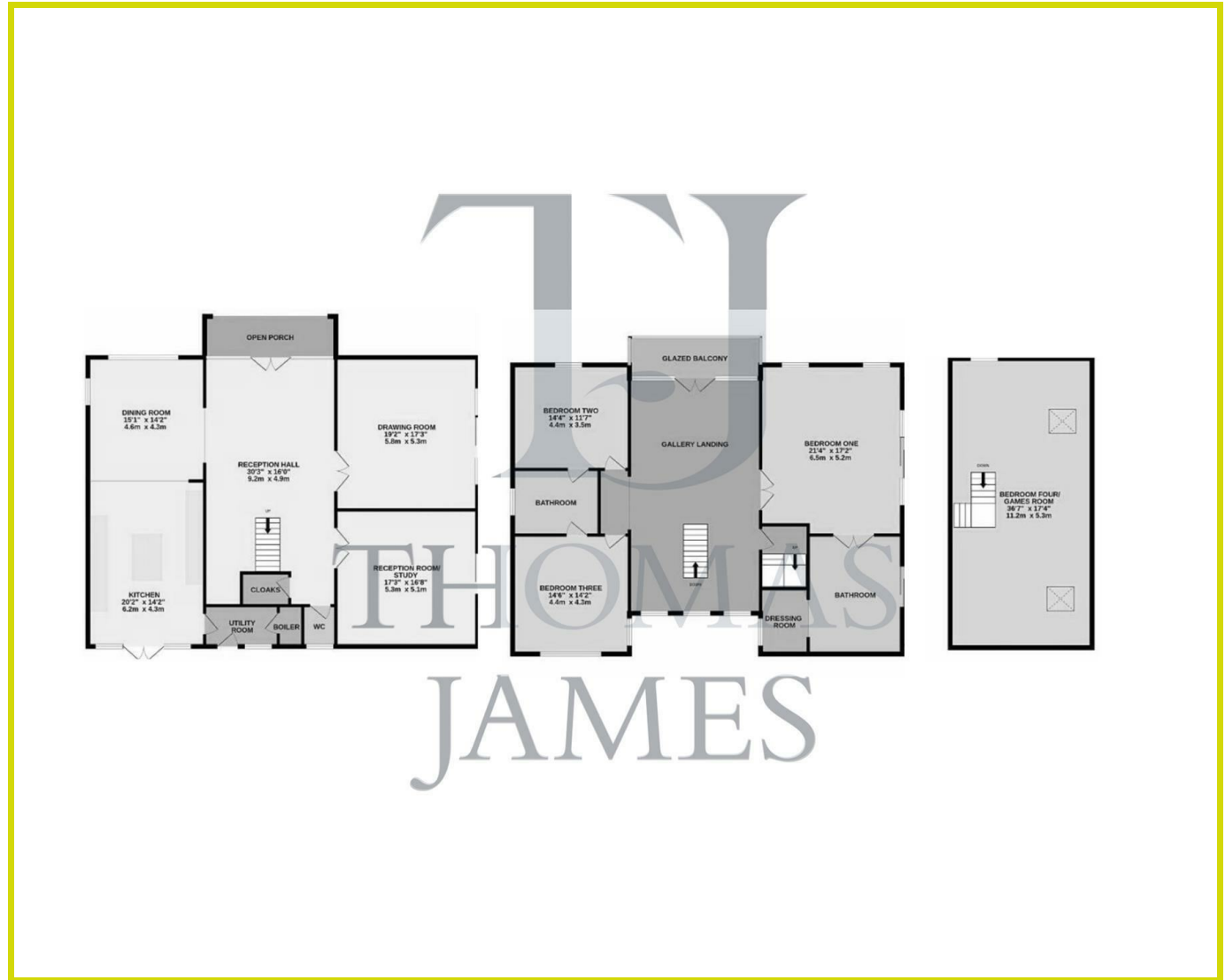
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 88 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

TJ
THOMAS
JAMES

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

