



17 Loughborough Road,
Bunny, NG11 6QB

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This well presented detached dormer bungalow provides spacious versatile accommodation including; an entrance porch, a lounge, a separate dining room/family room, a breakfast kitchen, a four piece bathroom, a bedroom, an open study area, and a rear porch on the ground floor, with two further bedrooms to the first floor.

Occupying a plot of around a quarter of an acre, the bungalow has mature gardens to the front and rear, plus a driveway and garage/workshop providing off road parking for multiple vehicles.

Situated in the sought after south Nottinghamshire village of Bunny, the property is within easy reach of local facilities including a highly regarded primary school, a church, and a shop. Main road routes provide access to Nottingham, Loughborough, and Leicester, as well as East Midlands airport and the East Midlands Parkway railway station.

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

Guide Price £495,000





ACCOMMODATION

Double doors open into the entrance porch. The entrance porch has light, tiled flooring, and a door opening into the entrance hall.

The entrance hall has a radiator, a ceiling light point, open access to the study area, double doors into the lounge, and further doors into the breakfast kitchen, the dining room/sitting room, bedroom three, and the bathroom. There are double doors opening to a porch at the rear, which has tiled flooring, a ceiling light point, and double doors leading out to the rear garden.

The lounge has a window to the front, two ceiling light points, a radiator, and a feature fireplace.

The breakfast kitchen has a range of wall, base and drawer units, a one and a half bowl sink and drainer unit with a mixer tap, space and plumbing for a washing machine, space for full size fridge/freezer, plus an integrated oven, and a gas hob with an extractor hood above. There is a window to the rear, space for a table and chairs, a radiator, a ceiling light point, tiled flooring, and a door opening to the rear.

The dining room/sitting room has a window to the front, a gas fire set in a feature fireplace, a ceiling light point, and a radiator.

Bedroom three has a window to the rear, a ceiling light point, a radiator, and a range of fitted wardrobes.

The bathroom is fitted with a four piece suite comprising a bath, a separate shower cubicle, a wash hand basin with storage below, and a wc. There is a window to the side, and a radiator.

The useful open study area has a range of built in (under stairs) storage cupboards, stairs rising to the first floor, and a radiator.

There are two bedrooms to the first floor, both with two Velux windows to the rear, a ceiling light point, and a radiator.

OUTSIDE

There is gated access to the gravelled driveway, which provides off road parking for multiple vehicles, an in turn gives access to the GARAGE/WORKSHOP (with an up and over door).

The front garden is fully enclosed by hedged boundaries, and is laid mainly to lawn.

To the rear of the property, there is a good size garden, with a patio seating area, a lawned area, mature shrubs, established fruit trees, and a pond.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,103.76.

Referral Arrangement Note

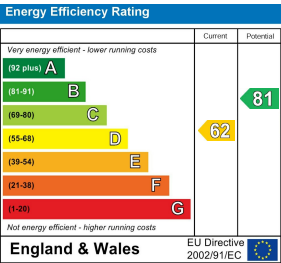
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