



32 Loughborough Road,  
Bunny, NG11 6QD

TJ  
THOMAS  
JAMES



# 32 Loughborough Road, Bunny, NG11 6QD

GUIDE PRICE: £650,000 - £675,000

This well presented detached family home provides spacious and versatile accommodation arranged over two floors including: an entrance hall, a lounge opening to a dining room, a kitchen with a range of built in appliances, an impressive orangery with bi-fold doors leading out to the rear garden, plus an inner hall, a study, a utility/boot room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (one currently used as a dressing room), the family bathroom, and a separate shower room.

Benefiting from gas central heating and double glazing, the property has a driveway at the front providing off road parking, and a mature garden to the rear, complete with a timber constructed outside bar.

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.

Viewing is essential to fully appreciate this home!

Guide Price £650,000







## ACCOMMODATION

The composite entrance door opens to the entrance hall. The entrance hall has a window to the side of the door, parquet wooden flooring, half height panelling to the walls, stairs off to the first floor (with chrome stair rods), two ceiling light points, two radiators, and doors opening into the kitchen, the dining room, and the inner hall.

The dining room has a UPVC double glazed bay window to the front (with a window seat), a ceiling light point, a radiator, a dual aspect log burner set on a stone hearth with a feature mantle over (opening to both the dining room and the lounge), and gives open access to the lounge.

The lounge has two radiators, a dual aspect log burner set on a stone hearth with a feature mantle over (as above), bi-fold doors opening to the rear garden, and gives open access to the kitchen.

The kitchen has wall and base units, granite work surfaces, and a central island with a fitted breakfast bar. There is a Belfast sink, space and plumbing for an American style fridge/freezer, and integrated NEFF appliances including: a dishwasher, a wine fridge, a double oven, microwave and a five ring gas hob with an extractor hood over. A UPVC double glazed window overlooks the rear, there are ceiling spot lights, two feature lights over the breakfast bar, two radiators, parquet wooden flooring, and access to the orangery.

The orangery has a double glazed door, and a full range of bi-fold doors to the side and rear, opening fully to the garden. There is a lantern style ceiling, two radiators, engineered wood flooring and wall panelling, an air conditioning unit, and access to the utility/boot room.

The utility/boot room has wall and base units, granite work surfaces, a Belfast sink, and an integrated wine fridge. There is a raised shower tray with a shower over (designed with muddy pets in mind!), bench seating, ceiling spot lights, a radiator, a skylight, and stone flooring.

Accessed from the entrance hall, the inner hall has ceiling spot lights, two storage cupboards, engineered wood flooring, and access into the office.

The office has a UPVC double glazed window to the front, a built in desk, a further desk, built in storage cupboards, engineered wood flooring, and access to a further storage cupboard, and the ground floor wc.

The ground floor wc has a wash hand basin set on a cupboard unit, and a wc. There is a radiator, a wall light point, ceiling spot lights, tiled flooring, and partly tiled walls.

On reaching the first floor, the landing has a UPVC double glazed window to the side, a storage cupboard (housing the combination boiler), part panelled walls, two ceiling light points, a loft access hatch, and doors into all four bedrooms, the family bathroom, and the shower room.

Bedroom one has a UPVC double glazed window to the front, a Hammonds built in wardrobe and dressing table, an air conditioning unit, a ceiling light point, and a radiator.

Bedroom two has a UPVC double glazed window to the rear, built in storage, a ceiling light point, and a radiator.

Bedroom three (currently used as a dressing room) has a UPVC double glazed window to the rear with a seat and storage beneath, Hammonds built in wardrobes, a central built in clothes storage island unit, a ceiling light point, and a radiator.

Bedroom four has a UPVC double glazed window to the front, a ceiling light point, and a radiator.

The family bathroom is fitted with a free standing bath with a shower attachment over, a wash hand basin, and a wc. There is an obscure double glazed window to the side, tiling to the walls and floor, a heated towel rail, and ceiling spot lights.

The shower room is fitted with a glazed shower enclosure with a waterfall shower and separate shower head, a wash hand basin set on a storage cupboard. There is tiling to the walls and floor, a heated towel rail, and ceiling spot lights.

## OUTSIDE

At the front of the property there is a lawned garden.

The gravelled driveway provides off road parking for a number of vehicles, and gives access to the entrance door.

To the rear of the property, the garden includes a good size patio seating area, a lawned area, and mature shrubs. Enclosed by timber screen fencing and established hedges, the garden has external wall lights, fascia lighting (to the orangery), an external tap, and houses a timber storage shed, and an OUTDOOR BAR (of timber construction, with a fitted bar area including feature lights and storage cupboards, a built in sink, space for an under counter fridge/freezer, space for an American style fridge/freezer, space for a gas barbecue, tiled patio flooring, electric power points, two ceiling light points and privacy curtains.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,539.44.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.



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

