



Orchard Close,
Sutton Bonington



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£300,000

- DETACHED CHALET STYLE HOUSE
- THREE BEDROOMS
- CONTEMPORARY KITCHEN
- MODERN SHOWER ROOM
- FOR SALE WITH NO CHAIN
- GOOD SIZED PLOT
- LARGE ENCLOSED CARPORT AND GARAGE
- FREEHOLD
- EPC rating E



An exciting opportunity to restyle this generous detached property which has already undergone major modernisations in recent years to include a contemporary kitchen and modern bathroom making this a great property for a couple, small growing family or downsizers searching for sleeping accommodation over both the ground and second floors.

The property is for sale with no chain and occupies this desirable village location offering a village community including primary school, community Post Office and separate village shop along with delightful countryside walks and excellent commuter links nearby.

Enter through the side and into an impressive hallway with solid oak and glass central staircase which has a handy under stairs storage cupboard. The lounge is to the front and this has original solid oak exposed flooring and centred around a brick fireplace suitable for an open fire or log burner etc.

The high gloss contemporary kitchen overlooks the rear gardens and has integrated appliances including built in stainless steel electric double oven, four ring gas hob and extractor, dishwasher and washing machine.

There is a ground floor double bedroom with fitted bedroom furniture and a ground floor shower room with a modern vanity suite having a shower enclosure having an electric shower.



Upstairs there is a landing airing cupboard and this space with other similar properties can be altered to create an upstairs bathroom if desired and the landing leads to two double bedrooms both with storage to the roof voids.

The property stands on a good sized pleasant plot with planted front garden and long side driveway with a large carport leading to a detached single garage and access around to the rear of the property. The rear lawn gardens enjoy areas of borders, shrubs and flowers and with a paved patio area and large workshop/garden shed.

To find the property, proceed into Sutton Bonington heading in on Park Lane, take the fifth turning on the left hand side into Orchard Close where the property is situated on the left identified by the agent's 'For Sale' board.

ENTRANCE HALLWAY 3.18m x 3.23m (10'5" x 10'7")

LOUNGE DINER 5.85m x 3.80m (19'2" x 12'6")

KITCHEN 4.69m x 2.79m (15'5" x 9'2")

GROUND FLOOR BEDROOM ONE 3.44m x 3.02m (11'4" x 9'11")

SHOWER ROOM 2.10m x 1.76m (6'11" x 5'10")

BEDROOM TWO 3.43m x 3.24m (11'4" x 10'7")

BEDROOM THREE 3.85m x 3.52m (12'7" x 11'6")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band D.

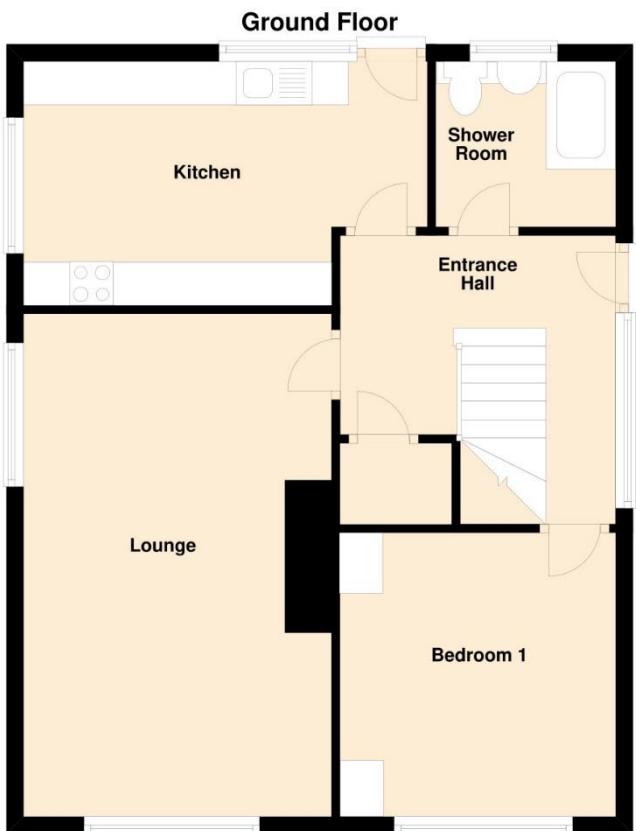
DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.







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