



Bollards Lane, Sutton Bonington



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£650,000



Key Features

- INDIVIDUAL FAMILY HOME
- FIVE BEDROOMS
- ATTACHED ANNEX
- CIRCA 3400 SQUARE FEET
- PRIVATE GARDEN
- VERSATILE ACCOMMODATION
- EPC rating D
- FREEHOLD





This "enormous" period family residence spans some 3,395 square feet when combining the garage and annex and provides particularly versatile accommodation in what is a highly sought after village which has excellent communication links, proximity to Nottingham University at Sutton Bonington campus and only five minutes drive to Ratcliffe on Soar Parkway railway station, notwithstanding East Midlands Airport and the M1 motorway network.

Special reference should be made to the floorplans to fully appreciate the proportions of the rooms.



The main access is at the rear, with initially a hallway with WC off. Opening through to the sitting room then double doors through to the commanding lounge.

The lounge has two replacement front elevation double glazed sash windows and a wood burning stove as its focal point on a raised glazed hearth and a separate pair of doors lead through to the living kitchen diner.



The living kitchen diner is a great room, well lit with a high ceiling, double doors out to the garden and two replacement sash double glazed windows. The storage cupboard units are solid wood with matching work surface, four ring integrated gas hob, Smeg electric double oven. A seating area beneath the stairs and room for a dining table in front of this. The utility beyond has a double glazed door out to the garden, Belfast sink unit, side elevation double glazed sash window and houses the Worcester boiler with space for further appliances.

At first floor, the landing is effectively a family room space with picture window, replacement double glazed sash with views over the feature garden and bedroom three is above the utility room. An inner landing leads to the office and main bedroom which has two front aspect replacement sash windows. Bedroom two is down three steps and links up with an internal door combining the properties, whilst bedroom four is to the front with a bathroom to the rear comprising of a four piece suite with both shower cubicle, separate bath, wash hand basin and low level WC.

The annex has a combined kitchen diner, then at first floor a very spacious living bedroom above the garage and a separate bathroom.

To the outside, the garage has electrically operated doors to front and rear to allow parking within the grounds. Initially a patio links up the annex and the kitchen diner, beyond this is a section of lawn with mature borders. Beyond the kitchen are raised beds including herb garden, then to the very rear the segment has been allocated to bushes and trees including fruit tree, fully enclosed by brick walling with the church beyond.

An amazing home, superb proportions and open to interpretation with regards each room usage.

To find the property, head in to the village of Sutton Bonington on Park Lane which becomes Main Street. Bollards Lane is situated on the right hand side towards the very end of the village.





HALL 2.36m x 2.99m (7'8" x 9'10")

LOUNGE 4.76m x 6.47m (15'7" x 21'2")

SITTING ROOM 3.62m x 3.59m (11'11" x 11'10")

LIVING KITCHEN DINER 4.18m x 7.45m (13'8" x 24'5")

UTILITY ROOM 2.03m x 4.17m (6'8" x 13'8")

GROUND FLOOR WC 0.98m x 1.9m (3'2" x 6'2")

FIRST FLOOR FAMILY ROOM 4.51m x 7.18m (14'10" x 23'7")

BEDROOM ONE 3.47m x 4.65m (11'5" x 15'4")

BEDROOM TWO 2.83m x 4.96m (9'4" x 16'4")

BEDROOM THREE 3.13m x 4.12m (10'4" x 13'6")

BEDROOM FOUR 3.5m x 3.76m (11'6" x 12'4")



OFFICE 2.97m x 3.39m (9'8" x 11'1")



BATHROOM 1.99m x 3.55m (6'6" x 11'7")

ANNEX KITCHEN DINER 3.92m x 5.01m (12'11" x 16'5")

ANNEX FIRST FLOOR BEDROOM 5.13m x 6.03m (16'10" x 19'10")

ANNEX BATHROOM 2.55m x 2.56m (8'5" x 8'5")

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 G. Internal wall insulation has been added to some rooms.

DISCLAIMER

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REFERRALS

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Ground Floor

Approx. 156.8 sq metres (1687.8 sq feet)



First Floor

Approx. 158.8 sq metres (1709.3 sq feet)



Total area: approx. 315.6 sq. metres (3397.2 sq. feet)

