



Park Lane, Sutton Bonington



3



2



1

Offers over £450,000

- QUALITY DETACHED HOME
- THREE DOUBLE BEDROOMS
- OVER GROUND AND FIRST FLOORS
- TWO BATHROOMS
- TWO SEPARATE DRIVEWAYS
- DOUBLE GARAGE
- FREEHOLD
- EPC rating C



This beautiful and extended detached home is simply unrecognisable from its beginnings. The instantly appealing property offers soft-tone render and flush casement windows which gives a clue to the quality and finishes internally.

Offering highly deceptive accommodation including a double garage and two separate driveways with enough parking for 6 to 8 cars as well as potential for a caravan or motorhome etc.

In our view the property would make a great home for the downsizing couple where space for the visiting family is still important, yet without the ongoing maintenance required of a larger home.

The well considered design and layout sees bedrooms on both the ground and first floor with the master bedroom suite enjoying an ensuite shower room and walk-in style wardrobe along with French doors leading out onto the garden patio, just ideal for that morning cup of tea!

The living dining room spans over eight metres and features a quality roaring cast-iron log burner (installed October 2025 with twelve year guarantee), quality solid oak doors and skirtings, room for a dining table and sofa arrangement and with the lounge area having a contemporary media wall.



The good size stylish kitchen has integrated appliances including dishwasher, built-in twin electric ovens, four ring induction hob with extractor over, breakfast bar and a quality porcelain sink. The handy utility room off the kitchen, is sensibly positioned with door leading out into a side entry and access to the rear of the double garage where this offers easy access for a chest freezer, etc.

In addition to the ground floor master bedroom suite, there are two first floor double bedrooms, one having a bedroom living area ideal for the teenager or guest suite, and these rooms are served by a central modern family bathroom with over bath shower and glass shower screen .

The property occupies the central section of Park Lane within walking distance to the well regarded village primary school, country walks around the corner and the village has two country pubs, shop and a community run Post Office.

There are two block paved driveways, the front offering four car parking whilst the driveway to the rear would be great for a caravan or motorhome or another 3 to 4 spaces and leading to a double garage with twin opening doors, light power and rear pedestrian door.

The landscaped garden is private and fully enclosed, situated to the side of the property and enjoying a porcelain tiled patio, artificial lawn and timber built log store with adjacent dog kennel.

Good to know; the property has uPVC double glazing throughout. Gas central heating powered by a combination boiler located in the ground floor W.C.

To find the property; Sat nav postcode LE12 5NQ - what3words: ///behalf.work.mixture



ENTRANCE HALLWAY 2.65m x 1.77m (8'8" x 5'10")

LIVING DINING ROOM 8.96m x 4.8m (29'5" x 15'8")

KITCHEN 5.26m x 3.06m (17'4" x 10'0")

UTILITY ROOM 1.96m x 1.77m (6'5" x 5'10")

GROUND FLOOR W.C. 1.96m x 1.72m (6'5" x 5'7")

MASTER BEDROOM 5.13m x 3.78m (16'10" x 12'5")

EN-SUITE SHOWER ROOM 2.13m x 1.63m (7'0" x 5'4")

BEDROOM TWO 4.2m x 3.78m (13'10" x 12'5")

BEDROOM LIVING AREA 3.6m x 3.4m (11'10" x 11'2")

BEDROOM THREE 3.36m x 3.31m (11'0" x 10'11")

PRINCIPAL BATHROOM 2.38m x 1.79m (7'10" x 5'11")





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 - £2532 25/26

DISCLAIMER

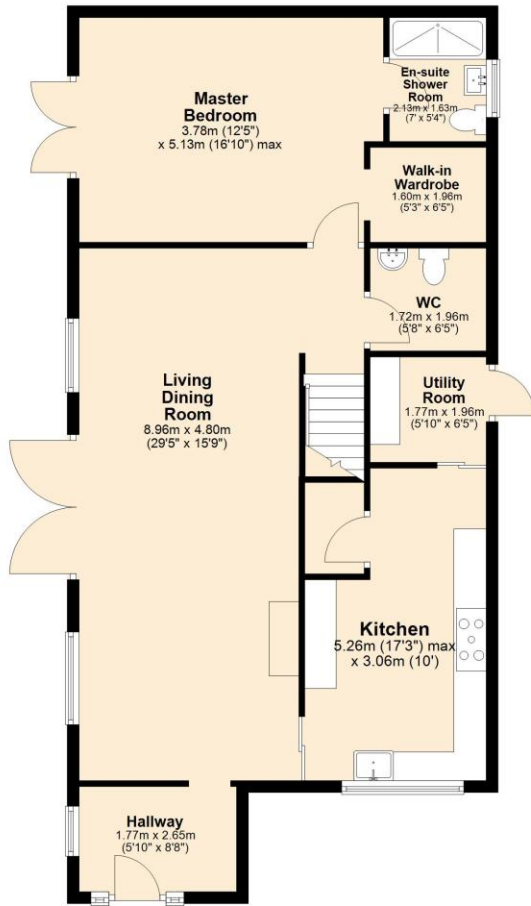
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

Ground Floor

Approx. 93.0 sq. metres (1001.3 sq. feet)

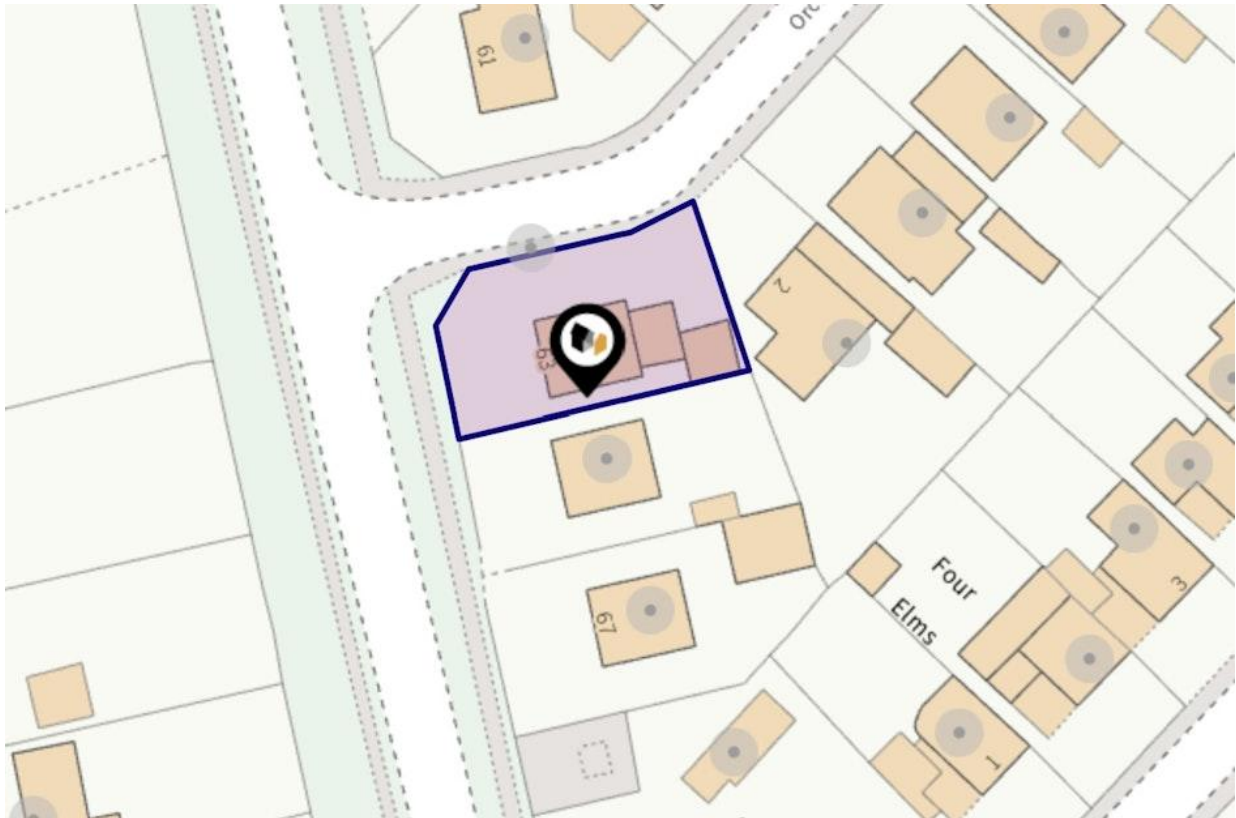


First Floor

Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 148.1 sq. metres (1594.5 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk