



Charnwood Avenue,
Sutton Bonington



3



1



1

£300,000

- STYLISH SEMI-DETACHED HOME
- LARGE FAMILY SIZE GARDEN
- OVER-SIZED GARAGE (SUITABLE FOR GYM ETC.)
- THREE BEDROOMS
- FLOORED OCASSIONAL ATTIC ROOM (LOFT LADDER)
- FULLY TILED CONTEMPORARY BATHROOM
- FREEHOLD
- EPC rating D



Set in a pleasant cul-de-sac location is this stylish semi-detached home offering a wonderful balance of modern comfort and village charm. Designed with everyday living in mind, it provides inviting spaces for family life, entertaining, and quiet retreat.

The gem here is the large family garden, laid to extensive lawns with a paved patio and direct access into the oversized detached garage which is presently used as a home gym.

You enter the home through a useful porch and composite door to the hallway. The lounge sits to the front, flooded with light through the large bay window and enjoys a replica cast-iron electric powered log burner.

The dining kitchen overlooks the rear gardens and has space for a dining table along with a built-in electric oven and extractor. A useful small utility room is neatly positioned under the stairs, with plumbing for a washing machine and housing the combination gas central heating boiler. The rear lobby leads out to the garden and also a handy ground floor W.C. which is perfect for the kids or guests on those summer afternoons playing or entertaining in the garden.



Upstairs, the home offers three well-proportioned bedrooms (two double) and a contemporary fully tiled bathroom with shower bath having a glass screen and over bath mixer shower with rain style shower head and underfloor heating.

The landing has a pull down loft ladder and has been fully boarded, plastered with a window - this has been used as an occasional room but does not conform to building regulations as a bedroom.

The generous rear lawned garden is a peaceful escape, ideal for children to play or for evenings spent entertaining while the driveway offers easy off-road parking with enough space for approximately 3-4 cars, electric car charger and leads down the side of the home to the over-sized garage. The garage also has a side pedestrian door from the garden making this an easily accessible space for an outdoor auxiliary/utility room (additional freezer, beer fridge! etc.) and presently a home-based gym set up.

Beyond the front door, Sutton Bonington itself offers a welcoming community with x2 village pubs, local shop, community ran Post Office and countryside walks on the doorstep. Superbly located and with excellent connections to Nottingham, Loughborough, Leicester, and East Midlands Airport.

Good to know; the property has UPVC double glazing throughout. Gas central heating powered by a combination boiler located in the utility room.

To find the property; Sat nav postcode: LE12 5NA - what3words ///upwards.bounding.installs



PORCH 2m x 0.95m (6'7" x 3'1")

HALLWAY 2m x 1.64m (6'7" x 5'5")

LOUNGE 4.65m x 3.94m (15'4" x 12'11")

DINING KITCHEN 4.65m x 3.94m (15'4" x 12'11")

UTILITY ROOM 1.98m x 1.04m (6'6" x 3'5")

GROUND FLOOR W.C. 1.49m x 0.89m (4'11" x 2'11")

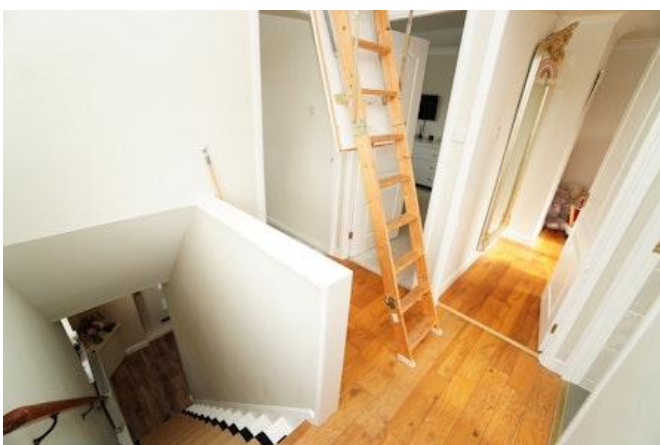
BEDROOM ONE 3.46m x 3.35m (11'5" x 11'0")

BEDROOM TWO 3.35m x 3.06m (11'0" x 10'0")

BEDROOM THREE 2.34m x 2.19m (7'8" x 7'2")

BATHROOM 2.19m x 2.09m (7'2" x 6'11")

OVERSIZED GARAGE 5.69m x 3.38m (18'8" x 11'1")





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 C.

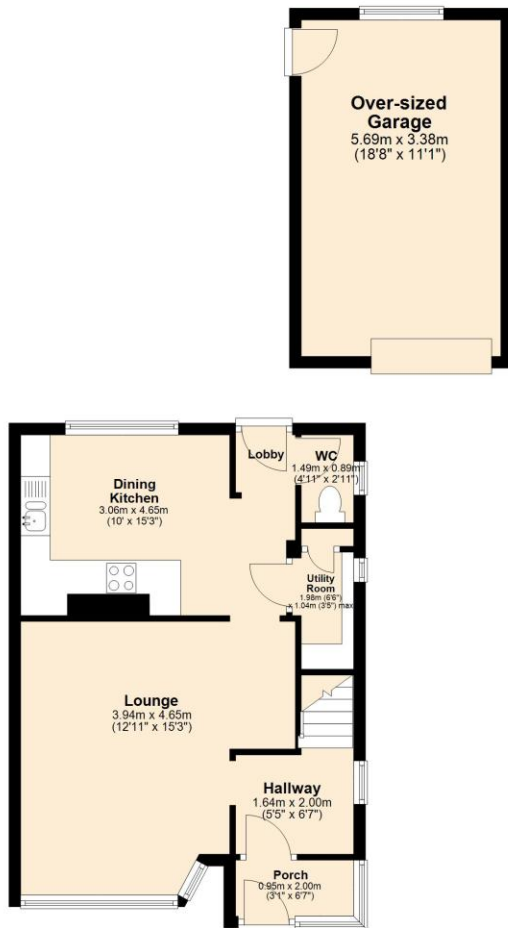
DISCLAIMER

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.

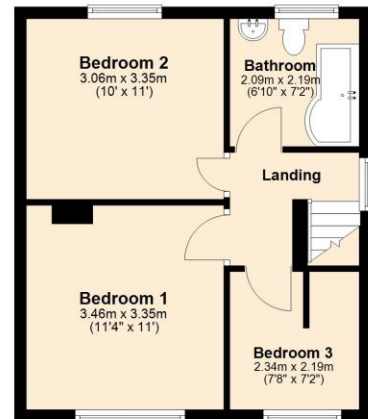
REFERRALS

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. 63.3 sq. metres (681.8 sq. feet)

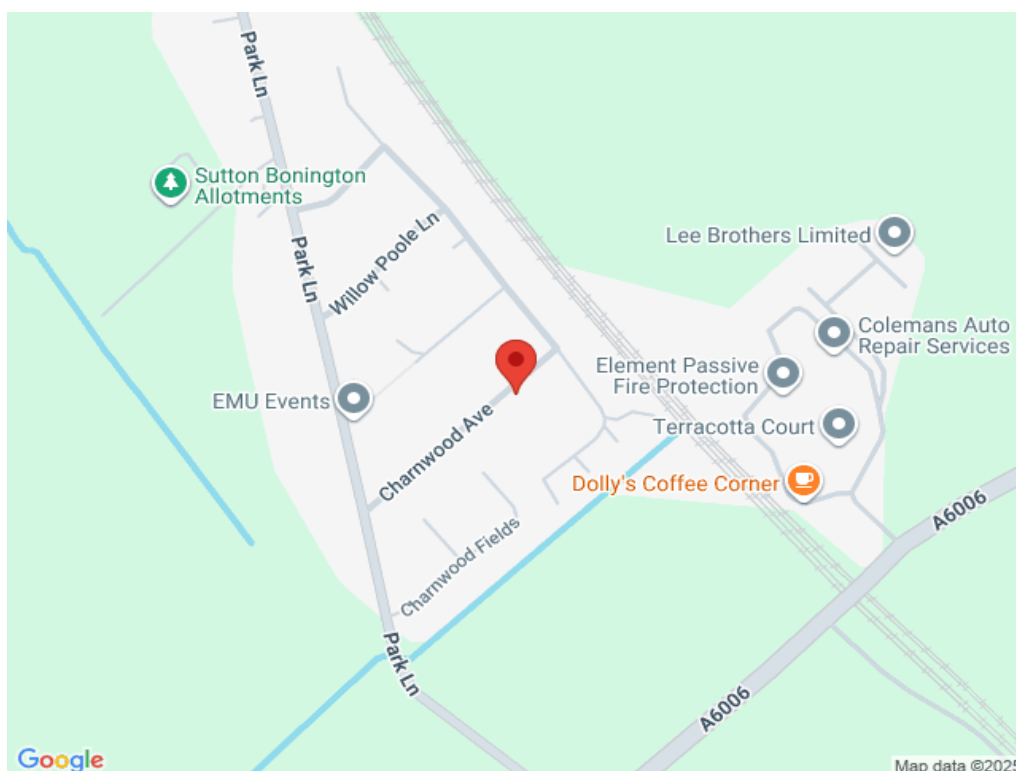


First Floor
Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 100.2 sq. metres (1078.4 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk