



Sutton Court, Park Lane,
Sutton Bonington



£700,000

- IMPRESSIVE BARN CONVERSION
- DESIRABLE VILLAGE LOCATION
- INCLUDES 2-STOREY SEPARATE ANNEX
- FOUR TO FIVE BEDROOMS
- THREE LARGE RECEPTION ROOMS
- STUDY & UTILITY ROOM
- FREEHOLD
- EPC rating D



A truly unique and deceptively large barn conversion (circa 4329 sq/ft) discreetly positioned within this central village location and offering the opportunity to live with a dependant relative or potential Air B'n'B style occasional rental etc.

The quality interior offers a versatile arrangement and features three large reception rooms, a two-storey annex, four or five bedrooms, large double garage and master bedroom balcony enjoying partial countryside views to the rear.

Enter "Sutton Court" through an archway into a courtyard shared with one neighbouring property. Park here or enter the attached large double garage with electrically operated twin opening doors and an internal access door.

The spacious entrance hall off the courtyard provides access to all parts of the house, in particular through double doors into an impressive lounge offering plenty of space for all the family and patio doors leading into the landscaped gardens.

A separate dining room is adjacent to the dining kitchen, offering the opportunity to bring the two spaces together if desired to create a large living dining kitchen. The kitchen has a traditional range of cupboards and drawers with a built in electric double oven, microwave, induction hob and extractor, and tiled flooring. There is space for a dining/breakfast table and views out over the front courtyard driveway.



Off the entrance hall to the left is a versatile library room leading through to the large family room, currently displaying a full sized snooker table. This room incorporates a concealed bar, separate study, and sliding patio doors leading out in to the gardens.

The ground floor cloakroom has a w.c, vanity unit with hand basin and built in cupboards as well as tall cupboards for coats and other storage. The utility room is also accessed off the entrance hall and has direct access to the rear garden.

In the main house, there are three double bedrooms on the first floor, including the master with a large balcony and en-suite bathroom with corner bath and a separate large shower enclosure. Another fitted bathroom serves bedrooms two and three.

The two-storey wing of the house can be self-contained with a separate entrance, or can alternatively be accessed through the family room or garage. Ideal for a dependant relative. This separate wing has a generous ground floor bedroom/sitting room with sliding door access to the rear garden, and an en-suite bathroom with a bath and a corner shower enclosure. A staircase leads up to a first floor versatile room that can be a potential hobby room, or a fifth bedroom for the house or a separate lounge for this annex area.

The west facing enclosed walled rear garden has been professionally landscaped to include a central pond, several water features and external lighting. Patio areas provide great spaces for entertaining.

The property is nestled within the heart of a village boasting a primary school, community run post office and separate village store as well as country pubs and nearby Nottingham University at Sutton Bonington campus.

The property has uPVC double glazing throughout, gas central heating and is for sale with no upward chain.

To find the property, leave Loughborough north along the A6 Derby Road, passing through the village of Hathern and at the traffic lights prior to the dual carriageway turn right on to Zouch Road. Proceed through Zouch, upon leaving turn left in to Sutton Bonington on Park Lane. Proceed half way along where Sutton Court is situated on the left hand side as identified by the agent's 'For Sale' board.



ENTRANCE HALLWAY 4.74m x 2.39m (15'7" x 7'10")

LOUNGE 7.53m x 5.29m (24'8" x 17'5")

DINING ROOM 5.29m x 3.65m (17'5" x 12'0")

DINING KITCHEN 4.74m x 3.65m (15'7" x 12'0")

UTILITY ROOM 2.07m x 1.92m (6'10" x 6'4")

GROUND FLOOR WC 3.75m x 1.45m (12'4" x 4'10")

LIBRARY ROOM 3.35m x 2.41m (11'0" x 7'11")

FAMILY ROOM/SNOOKER 7.53m x 5.13m (24'8" x 16'10")

STUDY 8m x 2.41m (26'2" x 7'11")

GROUND FLOOR BEDROOM 6.93m x 3.85m (22'8" x 12'7")

EN-SUITE BATHROOM 2.73m x 1.93m (9'0" x 6'4")

COVERED ENTRY 3.75m x 2.79m (12'4" x 9'2")

MASTER BEDROOM 6.43m x 3.74m (21'1" x 12'4")

BALCONY 3.8m x 2.46m (12'6" x 8'1")

EN-SUITE BATHROOM 3.66m x 3.26m (12'0" x 10'8")

BEDROOM TWO 3.66m x 3.26m (12'0" x 10'8")

BEDROOM THREE 3.66m x 3.07m (12'0" x 10'1")

BATHROOM 2.74m x 2.09m (9'0" x 6'11")

STUDIO/HOBBY ROOM 6.93m x 5.04m (22'8" x 16'6")





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 G.

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 a surveyor to inspect the property, we can refer you to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services.

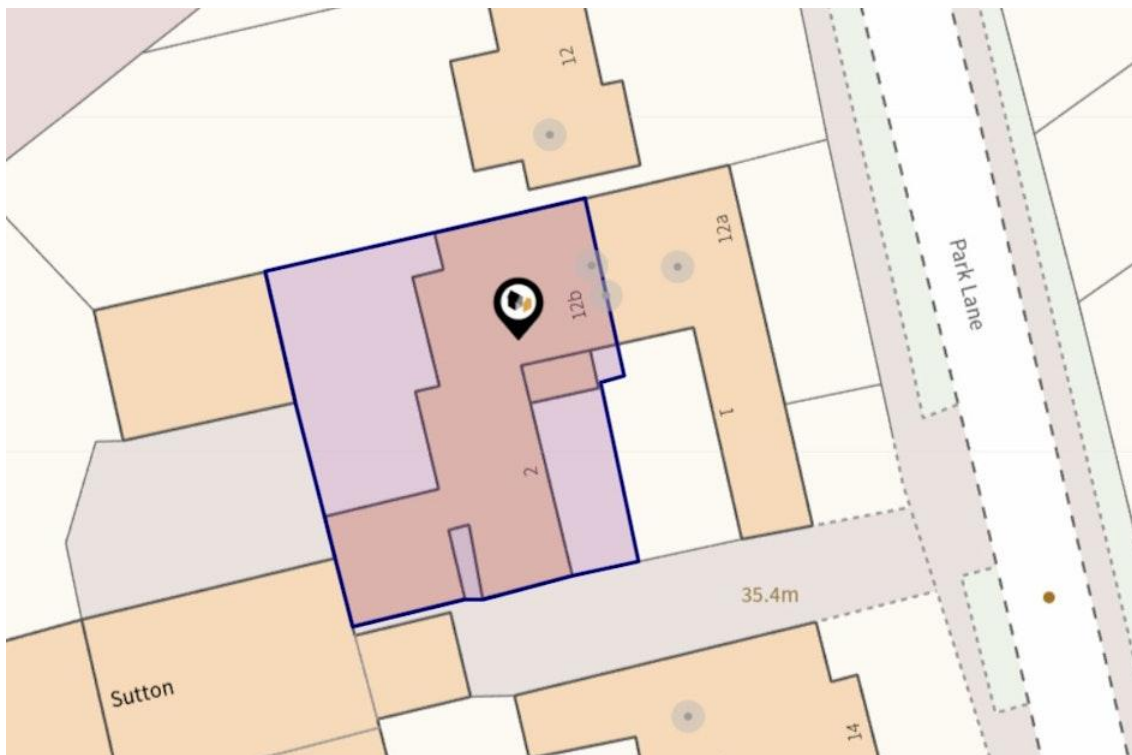
Ground Floor
Approx. 279.5 sq. metres (2988.9 sq. feet)

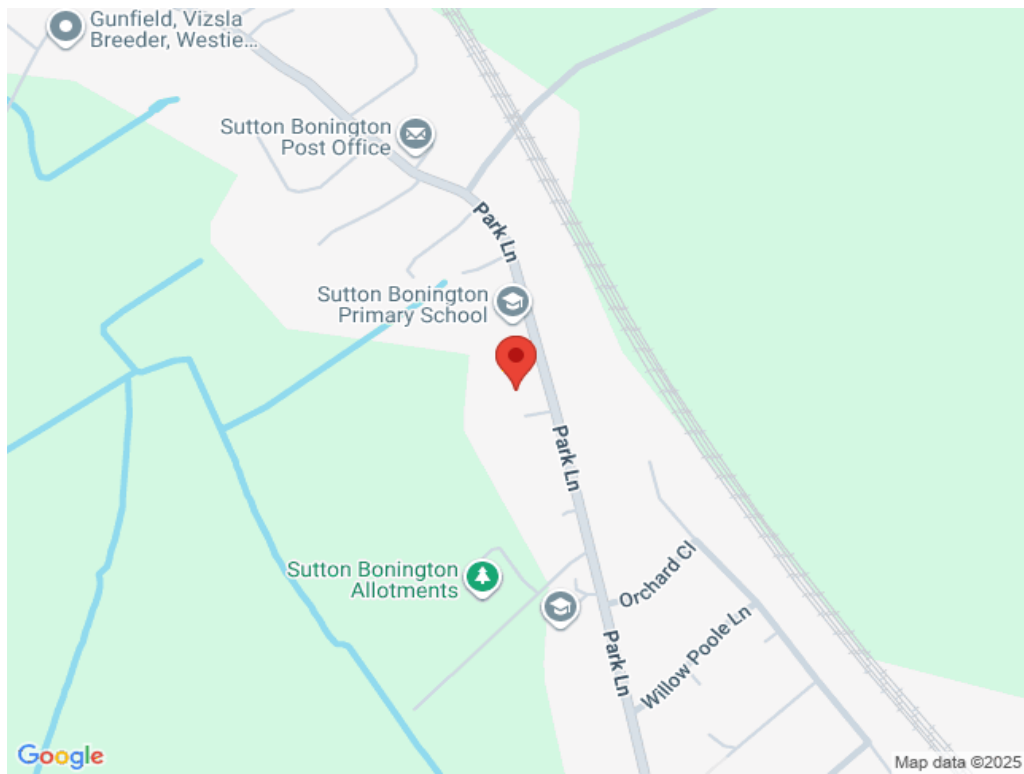


First Floor
Approx. 123.7 sq. metres (1331.9 sq. feet)



Total area: approx. 402.3 sq. metres (4329.9 sq. feet)





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