

FOR SALE

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**ASHLEA HOUSE, 56 LOUGHBOROUGH ROAD, BUNNY,
NOTTINGHAM, NOTTINGHAMSHIRE NG11 6QD**

£475,000

ASHLEA HOUSE 56, LOUGHBOROUGH ROAD, BUNNY, NOTTINGHAMSHIRE NG11 6QD

A 4 or 5 bedroomed detached family home, situated on a large and mature plot and this already fabulous property could be further enhanced, as we often see, by combining the dining room with the kitchen, but that is obviously the buyers' personal choice and with the benefit of a numerous rooms throughout for use as a Home Office / Play Room for those who have had a change of work pattern and location.

Whilst the address is Loughborough Road, please note that the properties on this section of Loughborough Road are positioned on a service road, running parallel to the main road, which significantly remove the 'main road' feel and ensure much more privacy and a more peaceful way of life! Indeed, the properties are also set well-back from the service road!

If you are seeking a sensibly priced detached home, situated on an substantial plot, then this is an ideal home for you or anyone with an eye to detail who would like to put their own stamp on a very spacious home - and is priced to bring about a speedy sale with the added benefit of NO CHAIN to enable an early completion.

The very private rear garden is the perfect venue for those who enjoy al fresco dining during those balmy summer evenings as there is a substantial flagged-stone patio area. The double length garage is approached to the left hand side of the property.

Bunny village lies just eight miles south of Nottingham City Centre and this very desirable and sought after location offers rural surroundings yet still remains close to a variety of amenities which include Parish Church, 'Rancliffe Arms' public house, The Snooker Institute (well-worth hunting out) and Bunny Church of England Primary School.





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

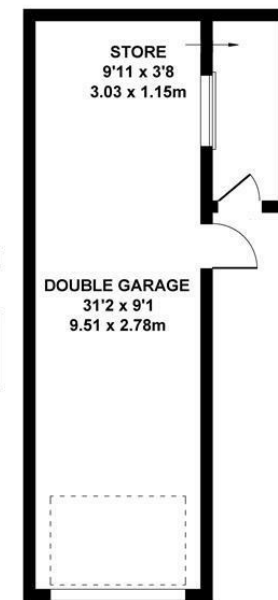
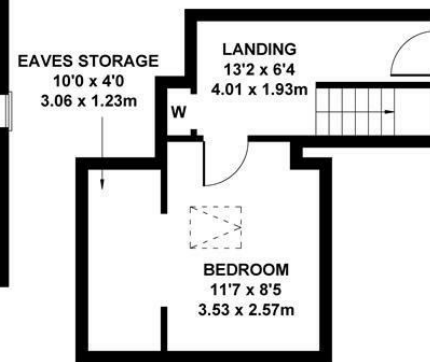
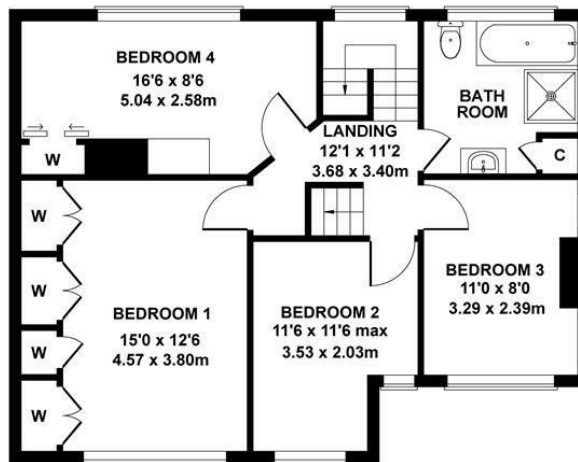
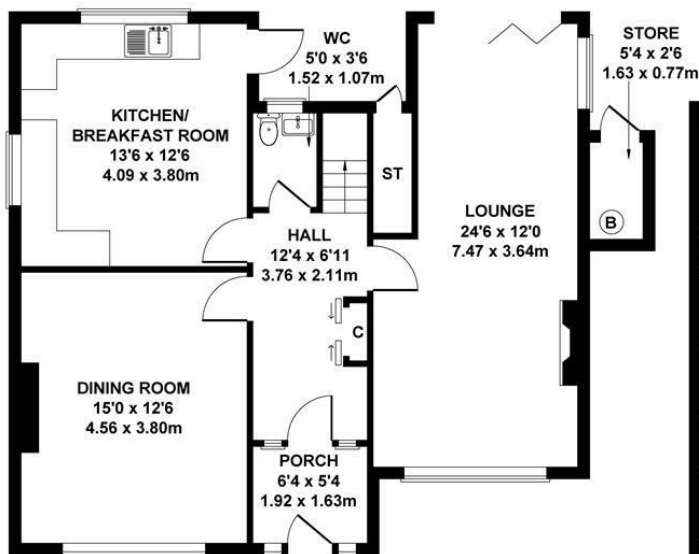
Council Tax Band

E

Approximate Gross Internal Area
2002 sq ft - 186 sq m
(Excluding Eaves Storage)

Not to Scale.

For Illustrative Purposes Only.





Double glazed entrance door into the

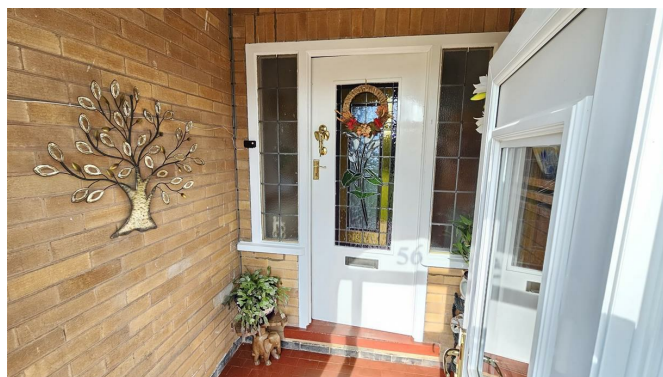
PORCH

with a quarry tiled floor and feature original door, with a stained glass inset, which leads into the

RECEPTION HALLWAY

12'4 x 7'0 (3.76m x 2.13m)

with a central heating radiator and feature original oak flooring.

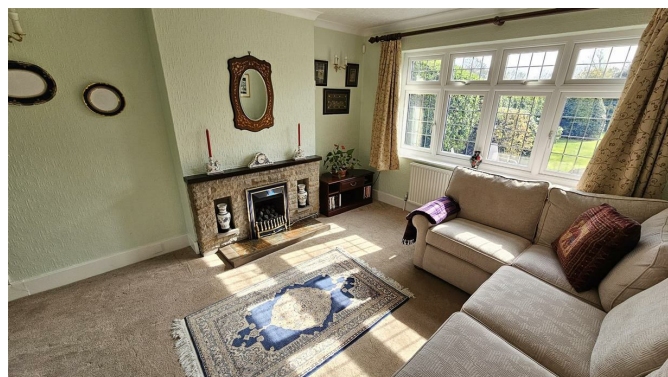


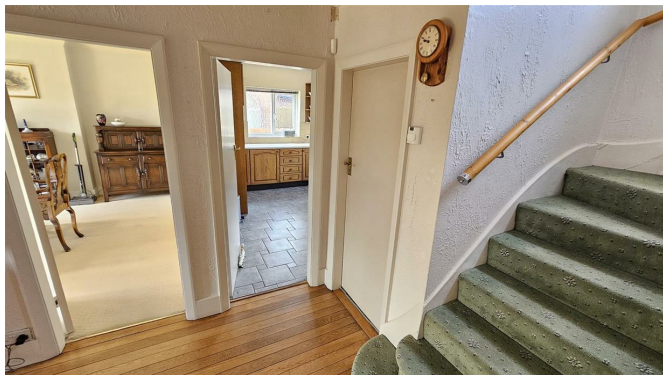


DUAL ASPECT SPACIOUS LOUNGE

24'6 x 12'0 (7.47m x 3.66m)

with a central heating radiator and a double glazed window overlooking the landscaped gardens. A feature fireplace with a coal effect gas fire. A snug seating area enjoys both a radiator and views of the rear garden which can be access by the tri-folding doors.





DINING ROOM

15'0 x 12'6 (4.57m x 3.81m)
with a central heating radiator and a double glazed window overlooking the landscaped gardens to the front.

BREAKFAST KITCHEN

13'6 x 12'6 (4.11m x 3.81m)
with work surface to three side and with drawers and cupboards under. Wall mounted cupboard units. Tile effect flooring. Electric cooker with extractor hood over. Sink unit overlooking the rear garden. Plumbing for a dishwasher and washing machine. Fridge freezer recess. Central heating radiator. A double glazed window and a double glazed door to the very private rear garden.





REAR PORCH

CLOAKROOM

with half-height tiling, a two piece suite comprising low flush W.C. and wash hand basin. Towel radiator and a tiled floor.

STAIRS RISING TO THE FIRST FLOOR LANDING

A galleried landing with window overlooking the rear garden to ensure plenty of light.



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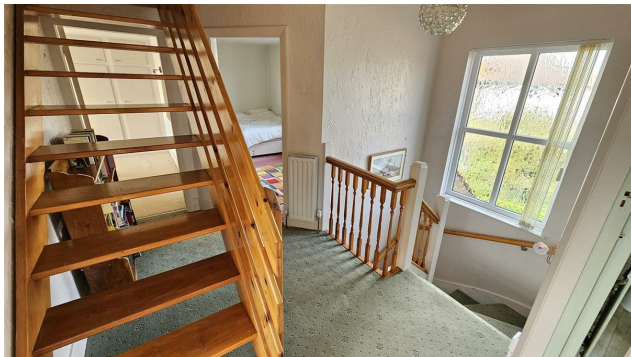
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LANDING

BEDROOM 1

15'0 x 12'6 (4.57m x 3.81m)
with a central heating radiator and a
double glazed window overlooking the
landscaped front gardens. Built-in
wardrobes along one wall.





FAMILY BATHROOM

with a four piece suite comprising a low level W.C., wash basin with cupboard under, a panelled bath and a separate shower cubicle with traditional style shower handset, central heating radiator, uPVC double glazed obscure glass window to the rear elevation, wood effect flooring.

BEDROOM 2

11'6 x 11'6 max (6'9) (3.51m x 3.51m max (2.06m)) with a central heating radiator and two double glazed windows overlooking the landscaped front gardens.

BEDROOM 3

16'6 x 8'6 (5.03m x 2.59m) with a central heating radiator and a double glazed window overlooking the landscaped rear gardens.





BEDROOM 4 / HOME OFFICE

11'0 x 8'0 (3.35m x 2.44m)

with a central heating radiator and a double glazed window overlooking the landscaped front gardens.

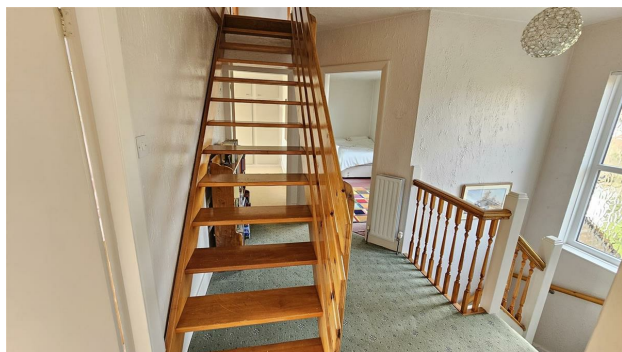
FROM THE FIRST FLOOR LANDING

an open tread staircase leads to the converted second floor landing to which there is access to the remaining left area for usual storage and also

BEDROOM 5

11'6 x 8'6 (3.51m x 2.59m)

with a double glazed velux window overlooking the rear garden and further storage within the eaves.





OUTSIDE - FRONT

To the front of the property is an extensive driveway providing off street parking for numerous vehicles and leading to the DOUBLE LENGTH GARAGE (31'0 x 9'0) with an up and over door. The shaped lawned garden is surrounded by mature shrub and heavily planted borders which provide both colour and texture. A feature sun-trap area of seating is the ideal vantage point from which to enjoy the last rays of sunshine engulfed with the colour of shrub beds and the mature foliage.





OUTSIDE - REAR

Immediately to the rear of the property is a fully enclosed and secure private garden having a flagstone patio area ideal for entertaining and alfresco dining during those balmy summer evenings. The lawned garden is filled with more mature shrubs and heavily planted borders. The border at the head of the garden is full of flourishing shrubs that overlook the pond (easily drained!).

The maturity of the well-stocked gardens is a credit to the previous owners and their attention to detail and creativity over many, many years. A vast array of shrubs and plants ensure both colour and texture throughout with numerous vantage points cleverly placed as the sunshine makes it way around the garden. From the early morning breakfast coffee, the mid morning cuppa, the lunchtime snack, afternoon tea, al fresco dinner... to the last drops of Merlot at the end of a long day... a wonderful haven awaits you.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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