



Sinclair

64 Main Street, Sutton Bonington, Loughborough, LE12 5PF

£895 PCM

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Property at a glance

- Delightful Cottage
- Cottage Style Gardens
- Two Reception Rooms
- Council Tax Band*: B
- Sought After Village
- Two Bedrooms
- Available Now
- Price: £895 PCM

Overview

An immaculate Victorian cottage with charm, character and situated in the village centre with ease of access to amenities.

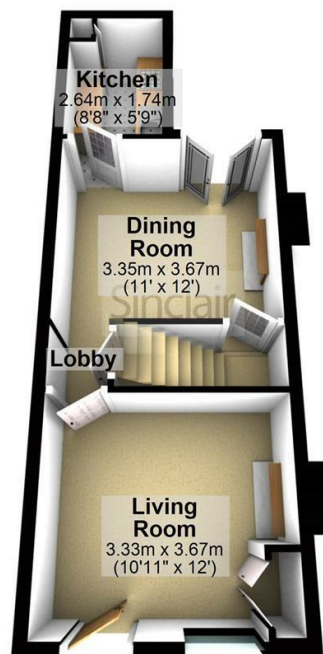
The property benefits from UPVC double glazing and gas central heating throughout and comprises sitting room and a separate dining room, each with wood-burning stoves, and a super, replaced shaker-style kitchen. There is access to the garden from the dining room; whilst upstairs are two good-sized double bedrooms both with fitted wardrobes, and a bathroom with a three piece suite including a free-standing roll-top bath. (accessed from the second bedroom). Outside there are cottage gardens both to the front and rear. mature planting, sun terraces, and low-maintenance artificial lawns. There is also an outside brick store.

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



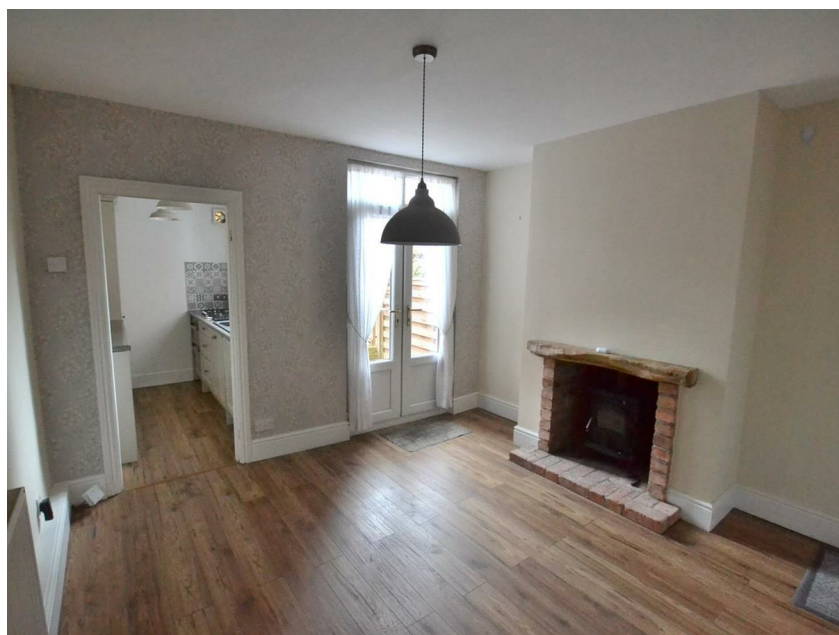
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Detailed Accommodation

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

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Thinking of Selling?

For a free valuation of your property with no obligation
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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
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