

Bollards Lane

Sutton Bonington, Loughborough, LE12 5PA

John
German





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£395,000

Set within a plot of woodland in Sutton Bonington, one of the most popular villages in our region, this versatile family home offers superb accommodation in wonderful established grounds and must be viewed to appreciate the internal space and unrivalled position.



Upon arrival at Bollards Lane, you will first notice the unrivalled position of this superb family home. With a double garage and driveway at ground level, steps rise to the front entrance door. Before you enter the property, it is worth taking the time to look around and appreciate your surroundings as the property is set in wonderful established grounds with views towards the local Church.

Entering the property, you step into the reception hall which is ideal for removing shoes and coats before entering the living space. We will begin the tour in the principal bedroom, a superb double bedroom with twin aspect double-glazed windows and an accompanying dressing area and en-suite bathroom with a corner panelled bath, separate shower enclosure, wash hand basin, bidet and WC.

Next, we move through to a spacious living room with a feature fire and surround as a traditional focal point and patio doors to the terraced seating area above the garage. This is the ideal room for relaxing in and there is ample space for furniture and access into the inner hallway which has doors to the rest of the accommodation.

We continue the tour in the breakfast kitchen which is fitted with a range of wood fronted base and eye level units with contrasting work surfaces and breakfast bar. There are fitted appliances to include oven, hob and a dishwasher, double-glazed windows to the front aspect.

Opposite the breakfast kitchen are two further double bedrooms which occupy a rear aspect position. Serving these two bedrooms are a family bathroom with a P shaped bath having a shower over, along with a separate shower room on the opposite side of the hallway.

A handy utility room serves the kitchen well and provides the property with further storage and appliance space.

Completing the accommodation is the dining room, a lovely room for entertaining and having space for a dining table and chairs and patio doors to the front aspect.

Proceed outside and you will find the terraced seating area above the garage which has had a new flat roof. According to the Sprift Property Website the property enjoys a plot of 0.30 acres including woodland that can be found to the front and both sides, along with two further seating areas.

In conclusion we urge you to book your tour of this superb family home, Sutton Bonington is indeed one of the most popular villages in our region and we expect high demand. Call John Geman today.

Agents Note: Please note, although the accommodation is arranged over one floor, please be mindful that there are steps leading to the front entrance door.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

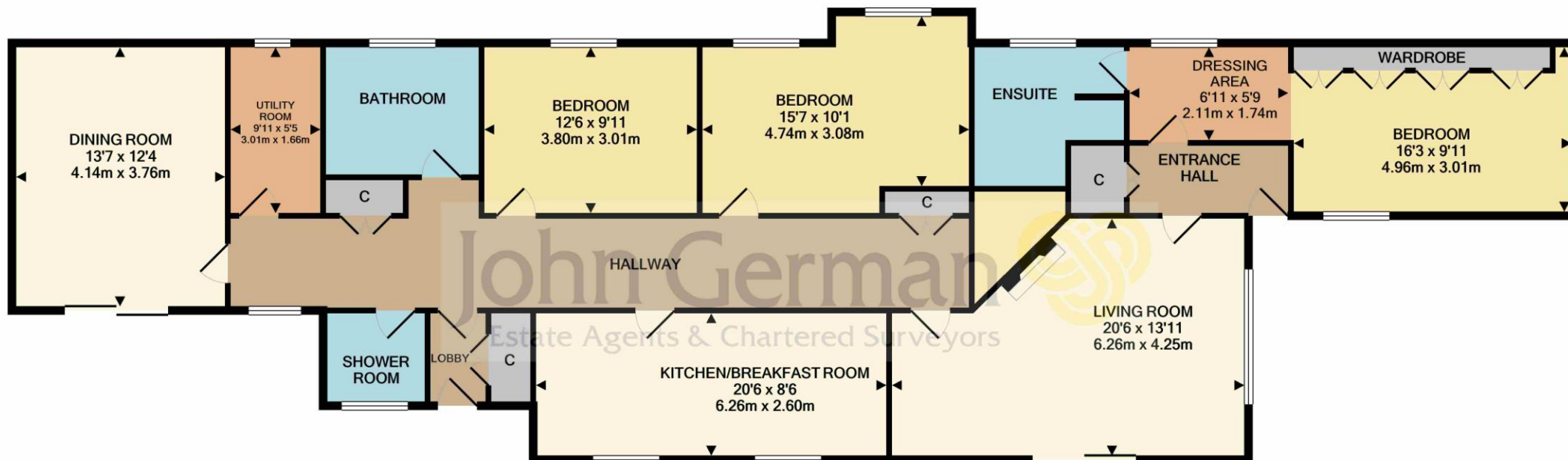
Useful Websites: www.environment-agency.co.uk; www.rushdiffe.gov.uk/planningandgrowth/

Local Authority/Tax Band: Rushdiffe Borough Council / Tax Band F

Our Ref: JGA/09042021







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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