

# Landcroft Lane

Sutton Bonington, Loughborough, LE12 5PD

John German







## Landcroft Lane

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**£1,175,000**

**Set in 0.3 acres, this property is an exquisite, striking family home which seamlessly and sympathetically blends its original 1920s architecture with contemporary open plan additions to create a stunning home of around 2568sqft, with the benefit of a separate 1 bedroom, 2 storey annex.**

Originally built in the 1920s 'Jubilee House' is situated on the outskirts of Sutton Bonington, a village and Civil Parish lying along the valley of the River Soar. The Parish includes the Hamlet of Zouch and welcomes students of the University of Nottingham Campus to the north of the village. The areas serve well to the town of Loughborough and offers access via great transport networks, linking to the most vibrant cities of Leicester and Nottingham.

### **Accommodation**

Upon arrival, double gates open to reveal gravelled driveway, and once inside you immediately sense this is a special dwelling from its front aspect alone. Offset to the left is a separate Annex.

Tour begins in the reception hallway with its beautiful, chalky limestone floor, glazed oak entrance door directly ahead and panelled staircase with central runner ascending to the first floor.

Firstly, the living room is the ideal room for relaxing in, having a feature fire surround at the focal point, French doors allowing for views across and direct access out into the gardens.

Adjacent, is a separate study providing an ideal workspace having a bay window to the front aspect and a further window to the side.

Next, the dining room is a great living space for formal occasions and family gatherings. Also enjoying a set of French doors leading outdoors, plus the benefit of a wonderful square bay window with fitted seat. The feature fire and surround provide the traditional focal point once again.

On a Sunday morning what could possibly be better than reading the paper and enjoying your coffee in the snug? Boasting attractive oak flooring underfoot, a window to side and curved bay window to the front with fitted plantation style shutters. This room benefits from being partially open to the adjoining kitchen breakfast room.

The hub of any family home should always be the kitchen, and as demonstrated, this kitchen with its open plan access to the family room does not disappoint. It is beautifully appointed comprising a bespoke and extensive range of shaker-style cabinets with complimentary marble countertops and returns. There is a range style oven and undercounter sink with mixer tap.

The central island has marble countertops and offers further storage whilst incorporating microwave and wine cooler.

A separate utility area compliments the kitchen perfectly and houses extra appliance spaces, together with a separate WC which is accessed from the breakfast area.

A third set of French doors provide access to the gardens.

Lying open to the kitchen and without a doubt the real 'Wow!' factor of the property is the extended family room, a light and bright living space courtesy of its multi aspect windows, feature double-height

glazed gables and two skylights. This is a room which simply must be seen to be fully appreciated, enjoying a feature fireplace and glazed bi-folding doors opening to let the outside, in. Perfect for summer days and garden entertainment!

Return to the hallway and ascend to the first floor, you will find arranged around the landing four excellent double bedrooms and three bathrooms (two ensuite).

The principal bedroom suite has a feature panelled wall, fitted wardrobes and plantation style shutter window. The ensuite bathroom is a hugely luxurious affair, featuring a free-standing curved contemporary bath perfect for long soaks, a large walk-in shower enclosure with rainfall shower head and a feature vanity unit comprising His and Hers wash hand bowls set upon a stone countertop.

Bedroom two is a dual aspect room, again with fitted wardrobes and also benefits from its own private ensuite shower room.

Bedroom three is a crisp, contemporary white room with dark laminate flooring and features a panelled headboard feature wall with picture rail over.

Lastly, bedroom four enjoys twin entrance doors and is currently used as the ultimate dressing room.

Outside A two-storey, detached, versatile separate annex which is perfect for a variety of uses, from dependent relative to potential Air B&B. Within you'll find open-plan ground floor living space incorporating modern, grey fitted high-gloss kitchen with complementary counters and inset electric hob with extractor over and oven set beneath. There is also an inset sink, space for washing machine and an almost full-height picture window flooding the space with natural light. The sitting area has a similar picture window, and the dining area offers plenty of space for a good sized table and chairs. The shower room is set on the ground floor.

A staircase ascends to a double bedroom enjoying dual aspect windows and two glazed skylights.

### **Gardens & Grounds**

Enjoying excellent privacy, the gardens are laid mainly to lawn with feature mature box hedge borders, mature trees and a vegetable garden area which lies behind the annex.

The gardens entertaining space is perfect for Al-Fresco dining and BBQS! Fully paved with dwarf-height planted walls and featuring a faux chimney breast wall with an inset eye-level open fire grate which creates a welcoming, warming focal point for those late summer evenings.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30092022

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band F









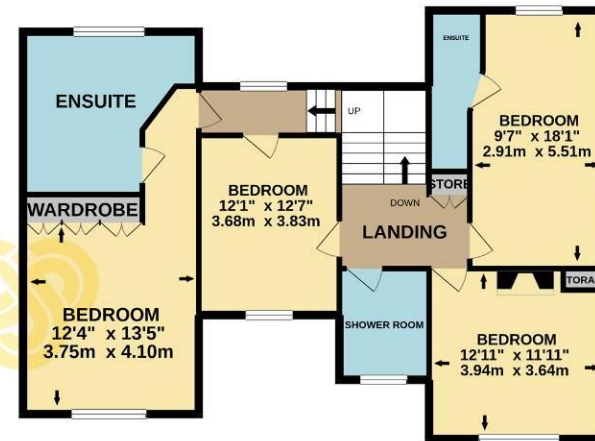




GROUND FLOOR



1ST FLOOR

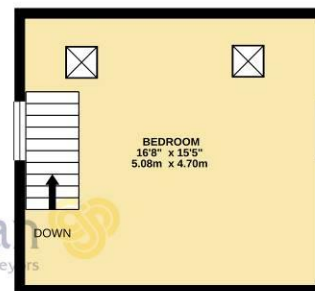


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR





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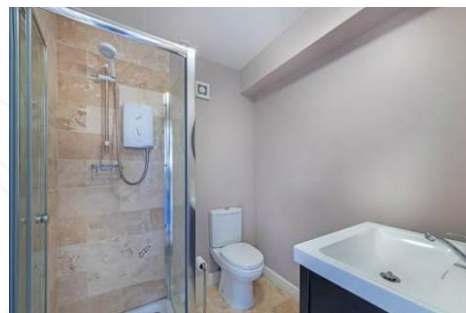
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		



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