

# Charnwood Avenue

Sutton Bonington, Loughborough, LE12 5NA



Recently renovated to a very attractive standard offering spacious and stylish family accommodation in a great location with excellent driveway and large garage/workshop. All offered with no upward chain and vacant possession.

£295,000



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To the front of the property there is an open covered porchway with uPVC double glazed entrance door leading directly into an attractive hall with potential to use also as a study. There is a vertical architectural radiator and stairs leading off to the first floor. An attractive part glazed oak door leads directly into the lounge which has an inset wood burner to chimney breast and hearth, oak double doors leading on into a uPVC double glazed conservatory with tiled floor and French doors to the garden.

Off the lounge, there is a recently and attractively refitted kitchen dining room with an excellent contemporary range of base and wall units surmounted by stylish square edge worktops including a breakfast bar. There is an inset induction hob with stainless steel splashback and extractor hood over, together with eye level Zanussi double oven and grill, integrated fridge freezer and dishwasher, and inset stainless steel sink with mixer taps. Throughout the kitchen dining area there is a very attractive herringbone style laminate flooring, ceiling downlights and feature plinth lighting.

To the rear of the kitchen there is a lobby/utility room which has a worktop over appliance spaces with plumbing for washing machine and a wall mounted gas fired boiler. There is a door to the side and a door to a fitted cloakroom WC.

To the first floor, there is a gallery style landing with balustrade, window to front and loft access. Off this landing, there are three good sized bedrooms, two particularly generous doubles and a very good sized single bedroom which could also double up as a study. These are served by a contemporary and stylish fitted bathroom having an integrated wash hand basin, WC and storage, P shaped bath in tiled surround having electric shower over and a stylish screen, chrome heated towel rail and laminate flooring.

The property is set back behind a feature brick boundary wall with a very spacious block paved driveway to the front and side providing excellent off road parking and turning space and leading to the superb large brick garage/workshop which has an electric roller door, power, lighting and inspection pit and potential to connect a water supply. Adjacent to this, there is a spacious block paved patio area, lawns and herbaceous borders.

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

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

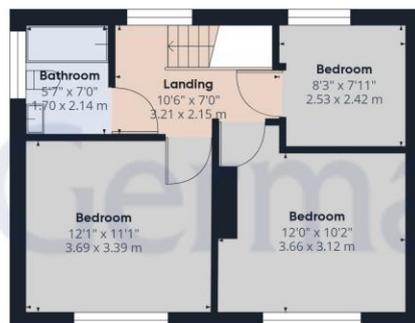
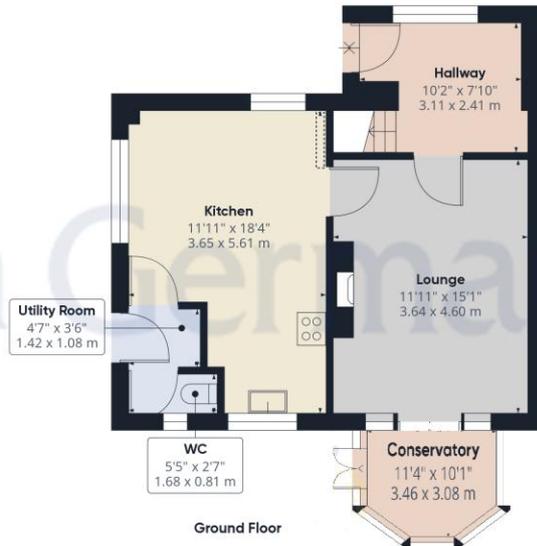
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/06062024

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Floor 1 Building 1

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**Approximate total area<sup>(1)</sup>**

902.53 ft<sup>2</sup>

83.85 m<sup>2</sup>

**Reduced headroom**

1.76 ft<sup>2</sup>

0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

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