Willow Poole Lane

Sutton Bonington, Loughborough, LE12 5NN







A wonderfully spacious and versatile home with a wealth of potential to extend and modernise, situated in a highly sought-after village location, with a good size very private rear garden, single garage and ample driveway. Being sold with a complete onward chain.

£290,000

John German

This fantastic family home would make an ideal purchase for first time buyers, professional couples, growing or established families and downsizers.

The home is situated in the highly sought after village of Sutton Bonington, located within approximately 6 miles of the major conurbation of Loughborough. Local amenities are plentiful and include Sutton Bonington Primary School, University of Nottingham Sutton Bonington Campus, Post Office, Library, Pasture Lane Convenience Store and the King's Head Public House. Further amenities such as supermarkets, shops, boutiques and restaurants can be found in nearby Loughborough and East Leake.

Public transport is well catered for by regular bus service; commuter access to the M1 and A46 is excellent. Loughborough Railway Station is approximately 15 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is also approximately 15 minutes away by car.

Accommodation over two storeys comprises; two first floor double bedrooms, first floor shower room, ground floor family bathroom, ground floor double bedroom, large living room, dining room, kitchen and conservatory.

Externally, the garden is of good size and very private, split level with a paved patio seating area, lawned garden, and a mixture of mature and fledgling plants and shrubs. The single garage is located within the garden accessed via a side gate behind the driveway, which in itself provides ample parking for two/three vehicles.

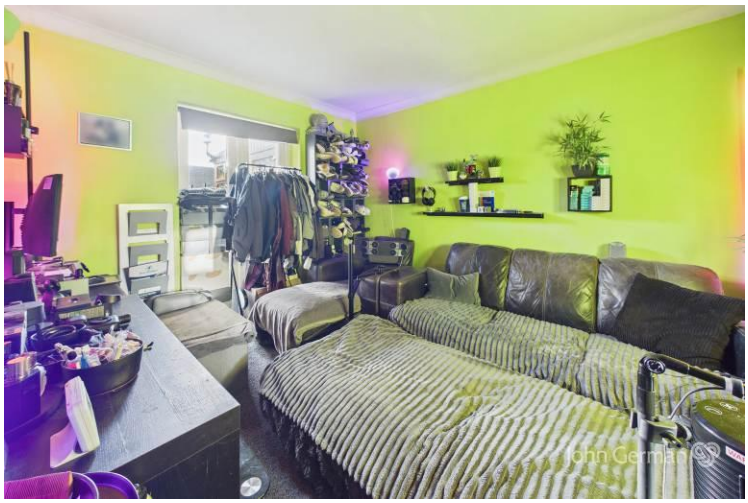
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
AI staging may have been used in some imagery.
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
Our Ref: JGA/04112026
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




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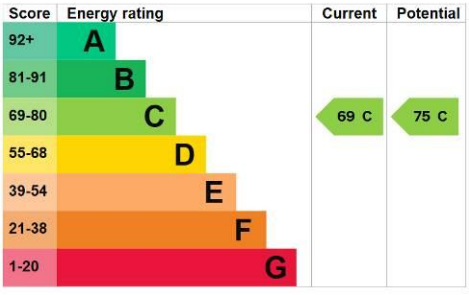

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Agents' Notes
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