



Smiths  
your property experts

# Charnwood Fields

Sutton Bonington

- Beautifully presented detached family home
- Situated in a peaceful cul-de-sac setting
- Generous light-filled kitchen/diner
- Large sitting room with bi-fold doors to the rear
- Lovely playroom, a WC and a useful utility
- Four good-sized bedrooms and a modern bathroom
- Private driveway and delightful rear gardens
- Located in the sought-after village of Sutton Bonington

## General Description

Smiths Property Experts offer to the market this extremely well-maintained and beautifully presented four-bedroom detached family home located in the sought-after Rushcliffe village of Sutton Bonington.

The property occupies a generous plot and has highly benefitted from a comprehensive schedule of remodelling and renovation. There is a private gravel laid driveway to the front, and to the rear are private lawned gardens filled with afternoon sun.





## The Property

Internally, the property is presented in excellent condition. Maintained to a high standard by the sellers, there is gas central heating and double glazing throughout. The accommodation is laid over two floors and extends to circa 1,226 square feet.

The house has plentiful storage on both the ground and first floors, and, in brief, you will find a light-filled entrance hall with a separate WC, giving access to a fitted kitchen/diner and a large sitting room with direct garden access via bi-folding doors to the rear.

There is also an excellent playroom that could double as a study, and a working utility room with direct garden access. Upstairs are four good-sized bedrooms and a beautiful modern four-piece bathroom.

## The Outside

The property enjoys a peaceful cul-de-sac setting surrounded by family homes and just a short walk from the village centre and all its amenities. Set back from the road behind a large gravel-laid private driveway offering parking for a number of vehicles.

To the rear are delightful lawned gardens with a north-westerly aspect offering afternoon sun. There is a lovely patio terrace, planted borders, and space for a shed.





## The Location

This pretty and sought-after village has an excellent primary school, a choice of public houses, as well as a post office and village shop. The larger village of East Leake is close by and provides a full host of amenities. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station with direct links to London St Pancras.

## Property Information

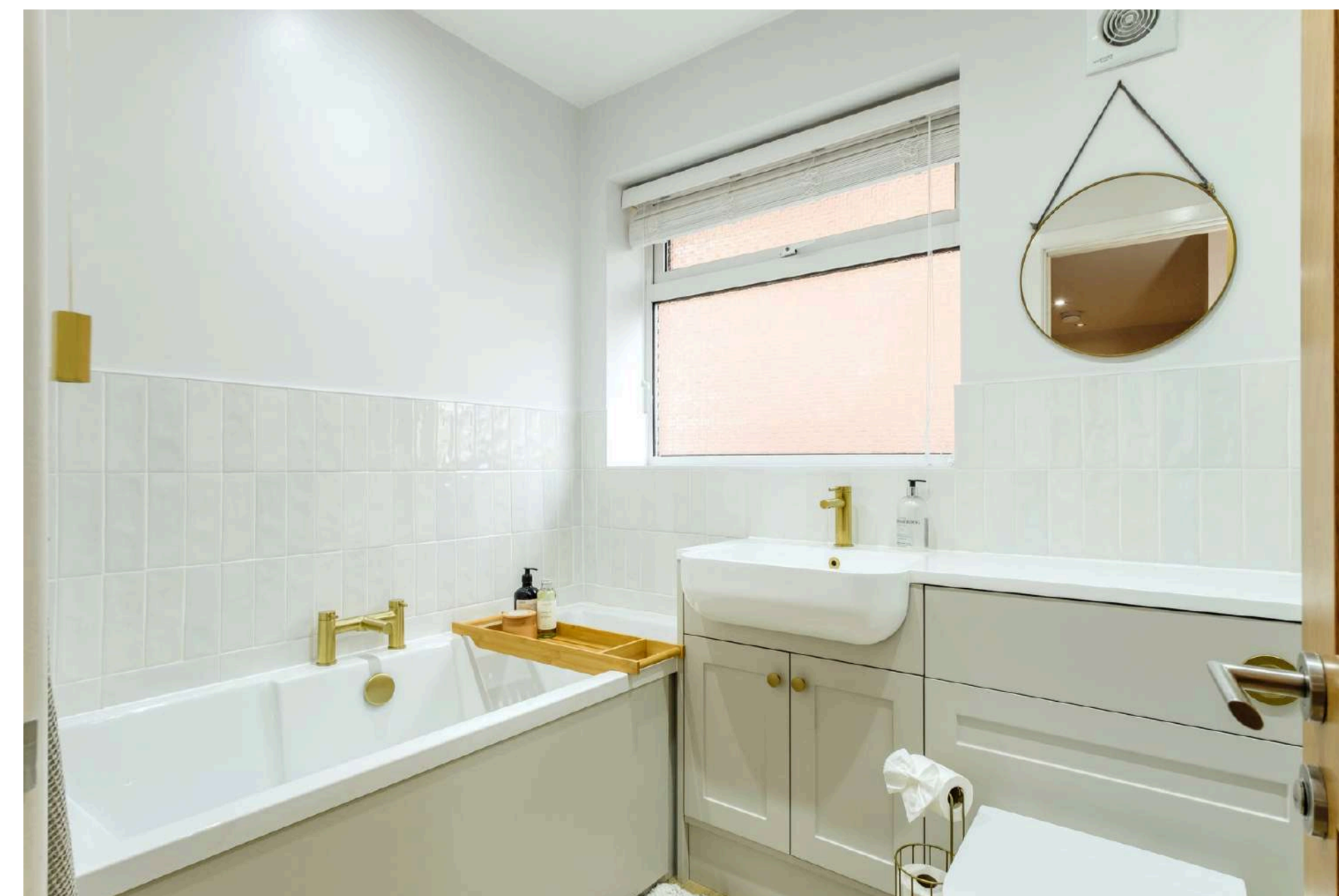
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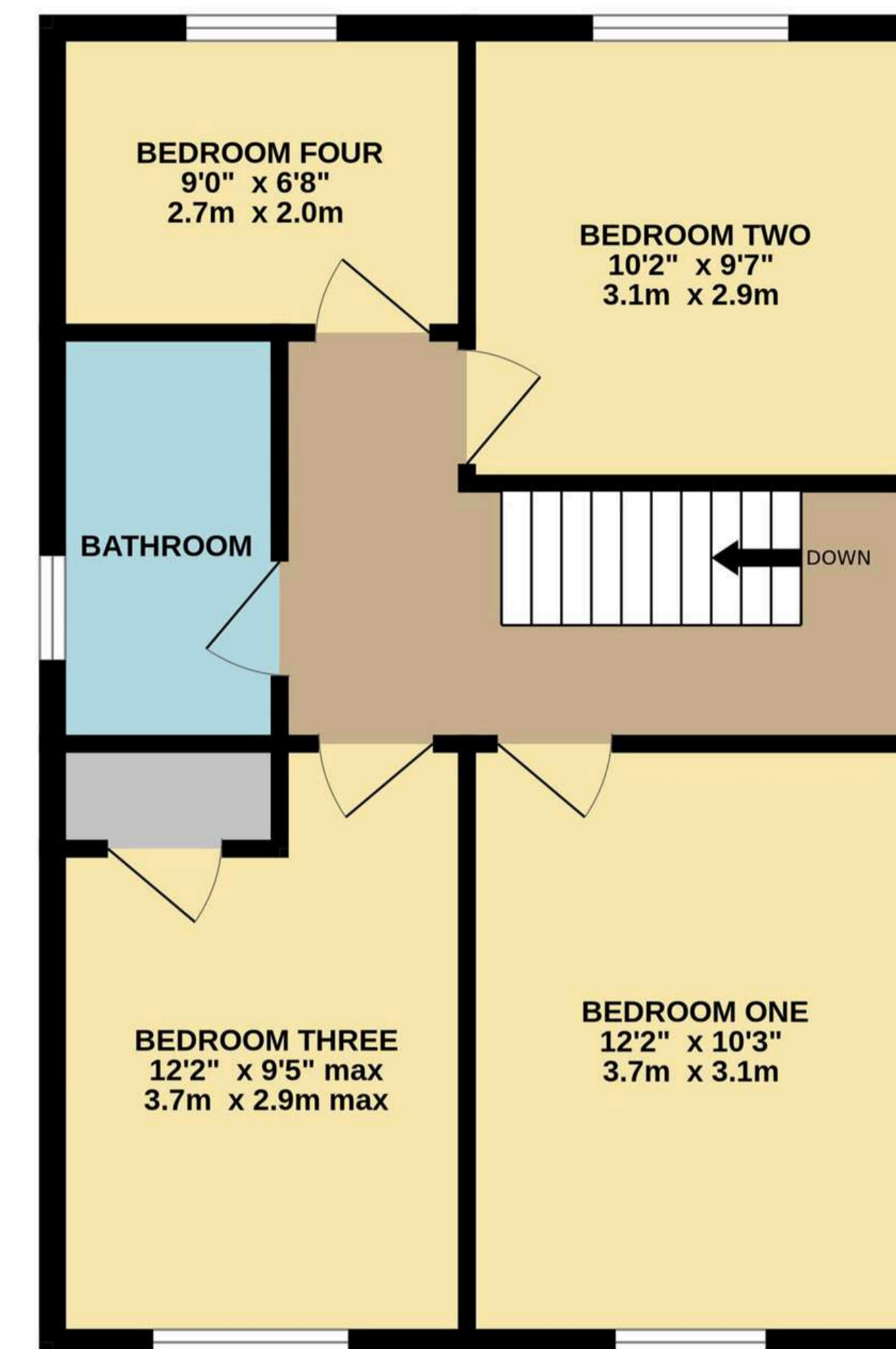
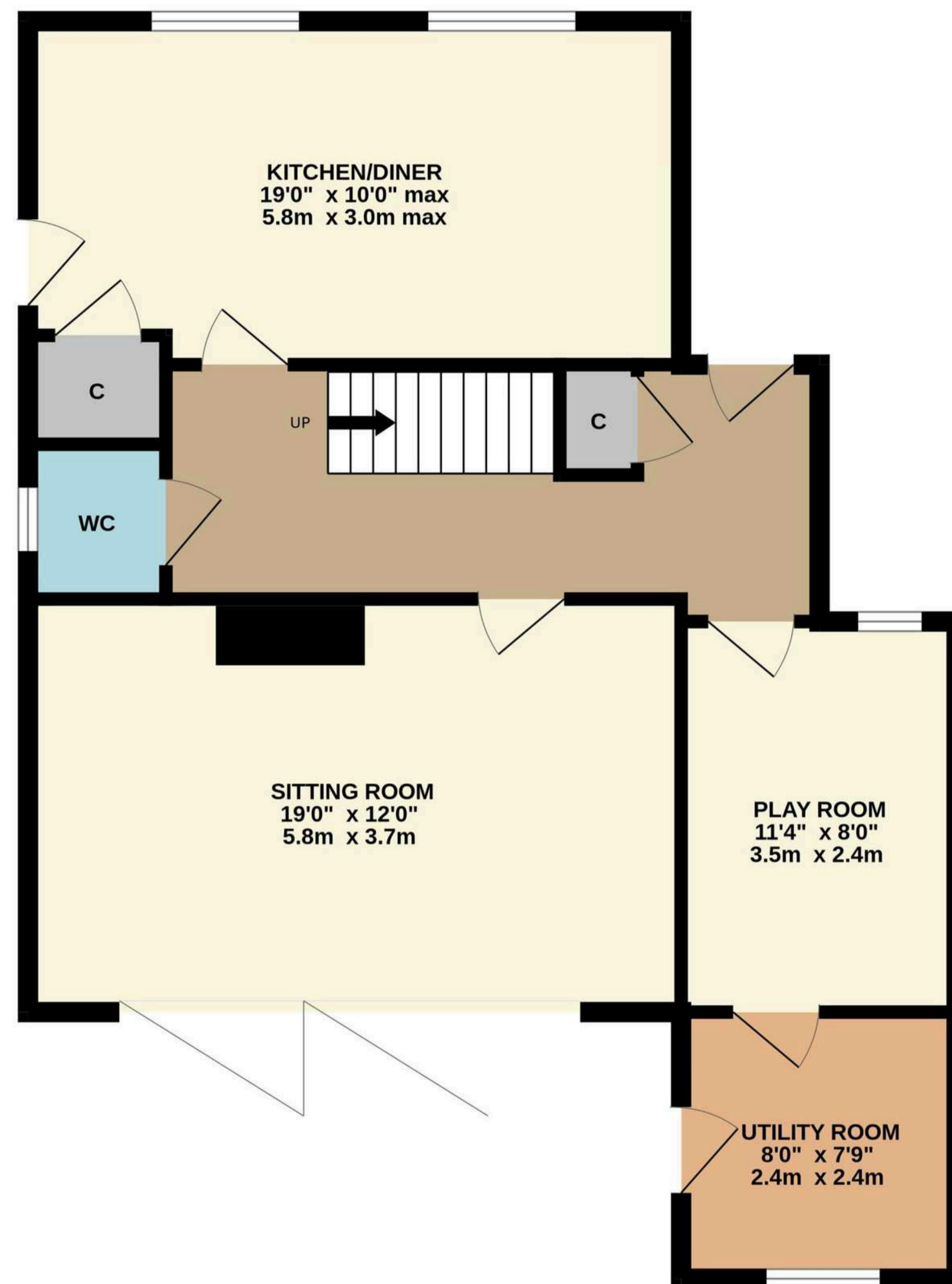
Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA: 1266 sq.ft. (117.6 sq.m.) approx.

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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