



Charnwood Avenue, Sutton
Bonington



£280,000

- DESIRABLE VILLAGE LOCATION
- NO CHAIN
- THREE BEDROOM SEMI
- POTENTIAL TO DEVELOP
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- FREEHOLD
- EPC rating E



Being sold with NO UPWARD CHAIN this delightful three bedroom semi detached cottage is ideal for those seeking a renovation in a desirable village location. The plot provides excellent potential to extend and enlarge for example incorporating the garage space or alternatively building above (planning permission dependent). The plot measures 0.12 acres and affords a good deal of privacy.

Initially on entry the porch has to the front elevation double glazed window with opening upper light and glazed internal door through to the dining room with further opening through to the kitchen area which has two rear elevation windows a spacious rear lobby with access to the garden and useful understairs cupboard. The main lounge has a front aspect double glazed window and both lounge and dining room have chimney breasts for potential to open out or incorporate a wood burning stove.

At first floor all of the bedrooms have fitted furniture, the two doubles to the front and a nicely sized third bedroom to the rear. The bathroom is a coloured suite with enamel bath, plinth shelving over the stairs and an additional mirrored cupboard.



To the front of the property the driveway is accessed via metal gates and provides off road car parking. The garage is impressive in size and has two useful stores to the rear. The fore garden is mature with plant and shrub borders.

The rear garden is accessed via a broad passageway through a metal gate between the property and garage which has its own side access door. At the rear there is a central lawn section, raised beds to the right and then a further substantial greenhouse. There is further planting to the right of the garage. Special reference should be made to the site plan to fully appreciate the size of the garden on offer.

Charnwood Avenue itself is a quiet backwater within the village of Sutton Bonington which has communication links to; Derby, Leicester, Nottingham, M1, M42 and East Midlands Airport not withstanding the parkway railway station in Racliffe-on-Soar.

Directions to property: From Loughborough Town Centre proceed along the A6 Derby Road, pass through the village of Hathern and turn right at the traffic lights towards Zouch, which you pass through and then at the staggered crossing turn left towards Sutton Bonington along Park Lane, Charnwood avenue is then a turning on the right hand side with the property to be identified by the 'For Sale' board.



PORCH 0.91m x 1.28m (3'0" x 4'2")

DINING ROOM 3.19m x 3.44m (10'6" x 11'4")

KITCHEN 2.49m x 3.22m (8'2" x 10'7")

LOUNGE 3.34m x 3.33m (11'0" x 10'11")

REAR LOBBY 2.42m x 2.47m (7'11" x 8'1")

FIRST FLOOR LANDING 0.8m x 4.78m (2'7" x 15'8")

BEDROOM ONE 2.93m (to front of wardrobes) x 3.39m (9'7" x 11'1")

BEDROOM TWO 2.79m x 3.35m (9'2" x 11'0")

BEDROOM THREE 2.45m x 3.24m (narrowing to 1.59) (8'0" x 10'7")

BATHROOM 1.6m x 2.38m (5'2" x 7'10")





SERVICES AND TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band B.

DISCLAIMER

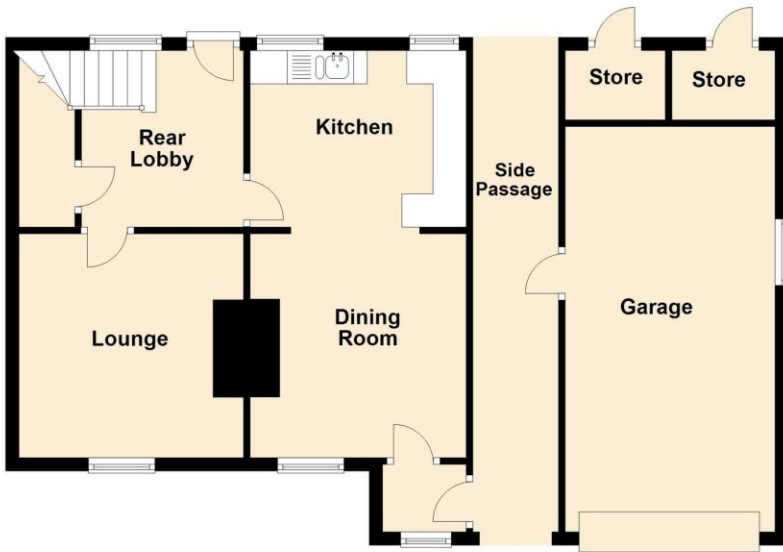
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

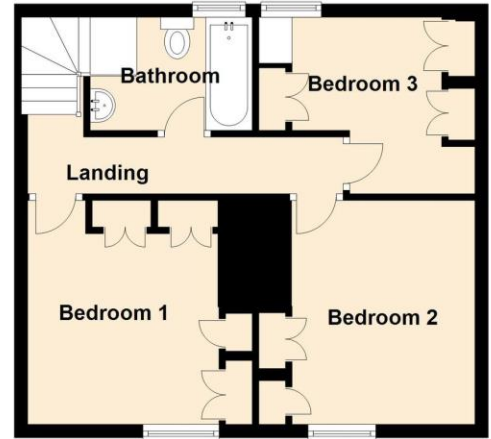
Ground Floor

Approx. 76.1 sq. metres (819.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)





Newton Fallowell East Leake

01509 856934
eastleake@newtonfallowell.co.uk