

# Main Street

Sutton Bonington, Loughborough, LE12 5PE

John German



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Guide Price

£865,000

A wide-angle photograph of a spacious, bright interior. The room features a high ceiling with exposed wooden beams. On the left, there is a wooden sideboard and a tall metal ladder. In the center, a large brown leather sofa is positioned. To the right, a large glass door opens up to a sunroom or conservatory, which contains a plaid armchair and a small table. Further back, a kitchen area with white cabinets and a refrigerator is visible. The room is decorated with red patterned curtains and a radiator is visible on the wall.

A once in a lifetime opportunity to purchase a truly iconic home within the ever-popular village of Sutton Bonington. The Old Bakehouse is situated next door to the Trinity Methodist Church in the centre of the village and offers over 3,000 square feet of accommodation, a plot approaching half an acre with a wonderfully planted south facing rear garden which overlooks open fields to the rear.

This spectacular home would make an ideal purchase for growing or established families alike. The home is situated in the centre of Sutton Bonington, which is a wonderful and highly sought-after area, 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, the King's Head Public House and The Anchor Inn. 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 a 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 and East Midlands Parkway are also approximately 15 minutes away by car.

Upon entering the home you are greeted by a large reception space with open chimney breast and exposed original beams; the central reception naturally guides you to any of the study to the front elevation, the spacious formal lounge, open plan kitchen/dining/entertaining space, or to the first floor via the staircase.

The ground floor living accommodation is beautifully proportioned, the study offers a quiet place to work while being surrounded by character features including the exposed fireplace and beams. The formal lounge is an exceptional size and links the property through to further entertaining/reception space, again with original beams and a sizeable wood burner which makes the colder months a cosy joy. The kitchen/dining/entertaining space has been open planned and beautifully glazed to maximise the natural light coming from the southerly elevation and retains a characterful feel with Belfast sink and Aga (available by negotiation). An additional reception room, off the formal lounge, would make an ideal second office/study or a play/games room. The ground floor accommodation is finished with the handy addition of a sizeable utility room and W.C.

The first floor consists of five double bedrooms, the family bathroom and a refitted en-suite to the principal bedroom. The landing is flooded with natural light and offers exceptional views of the church and open fields to the rear.

Externally, the rear garden is of excellent size, south facing and very private, offering open views over neighbouring fields. There is a wonderful array of mature plants and trees, as well as a well-manicured lawn and borders. The paved patio seating area offers a lovely space to relax or entertain while the brick-built potting shed offers a perfect place for preparing next year's blooms.

Parking is provided to the side of the property, where the driveway has an EV charger and can accommodate four vehicles comfortably; the double garage could also be used for parking or alternatively, very handy storage.

This is a property not to be missed so to avoid any disappointment, please contact John German East Leake office to arrange a viewing.

**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.

**Property construction:** Standard

**Parking:** Drive & double 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 G

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

**Our Ref:** JGA/12052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.







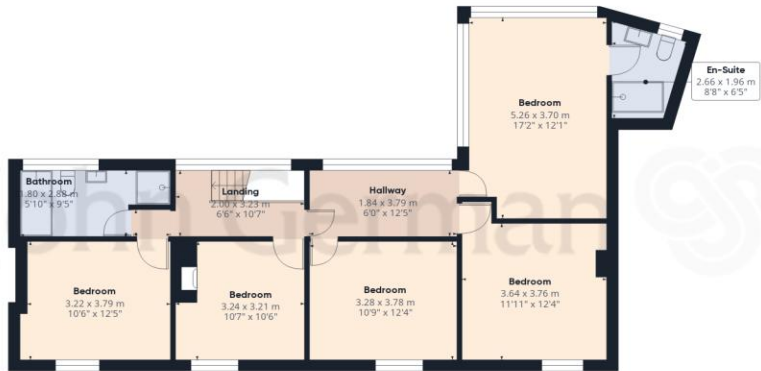




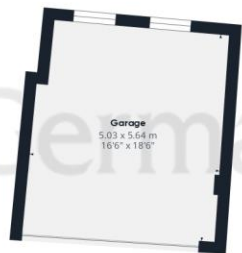




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

302.5 m<sup>2</sup>

3256 ft<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German

75 Main Street, East Leake, Loughborough, Leicestershire, LE12 6PS

01509 856006

eastleake@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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