



Charnwood Fields,  
Sutton Bonington



**£280,000**

- THREE BEDROOM SEMI
- EXTENDED ACCOMMODATION
- FOUR PIECE BATHROOM
- FEATURE BREAKFAST KITCHEN
- FULL WIDTH LOUNGE
- GAS CENTRALLY HEATED
- FREEHOLD
- EPC rating C



This deceptive extended modern three bedroom semi detached home boasts a four piece bathroom, an enlarged kitchen, full width lounge diner and well proportioned bedrooms due to the integral garage design.

Access to the property is via a uPVC double glazed door, luxury timber patterned vinyl flooring which continues through to the lounge which is particularly well lit with a pair of double glazed doors out to the garden and a separate double glazed window. Useful storage beneath the stairs and the room is well presented.

The enlarged breakfast kitchen is yet another feature of the property having a comprehensive range of storage units at both base and eye level, space for a range cooker, plumbing for both washing machine and dishwasher. Composite sink unit with mixer tap and two separate larder cupboards one of which has a pull out rack system and the other houses the Worcester gas central heating boiler.

At first floor, a shaped timber gallery balustrade and bedrooms one and two are very similar proportions. Bedroom one has a recess for a wardrobe and bedroom two has built in wardrobe with sliding doors and faces to the rear. Bedroom three is nicely proportioned and also has views over the garden and decked area.





The feature four piece bathroom has an easy access shower cubicle with angle poised rainhead shower, the bath has a side mounted tap and light grey decor.

To the outside, at the front, the block paved driveway in a herringbone pattern allows off road parking for two vehicles leading to the integral garage. At the rear, a full width paved section with a mainly lawned central lawn and a further paved patio and decked area at the very rear. Fully enclosed by timber fencing with concrete base and post to all three elevations.

The property is ideal for the first time buyer, family or academic seeking access to Nottingham university at Sutton Bonington campus. The village has excellent communication links and the Parkway Railway station to London is only a ten minute drive away.

Situated at the head of the cul-de-sac, the property is fully double glazed and gas centrally heated.

To find the property, from Loughborough head north along the A6 continuing through the village of Hathern turning right into the village of Zouch. through Zouch until the turning on the left into Sutton Bonington entering on Park Lane, second right into Charnwood Fields, follow the road round to it's full extent where the property is situated on the right hand side.

## HALL

LOUNGE DINER 5.73m x 3.34m (18'10" x 11'0")

BREAKFAST KITCHEN 4.52m x 3.19m (14'10" x 10'6")

BEDROOM ONE 3.72m x 3.41m (12'2" x 11'2")

BEDROOM TWO 3.83m x 3.41m (12'7" x 11'2")

BEDROOM THREE 2.51m x 2.39m (8'2" x 7'10")

BATHROOM 2.24m x 2.24m (7'4" x 7'4")







## SERVICES & 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

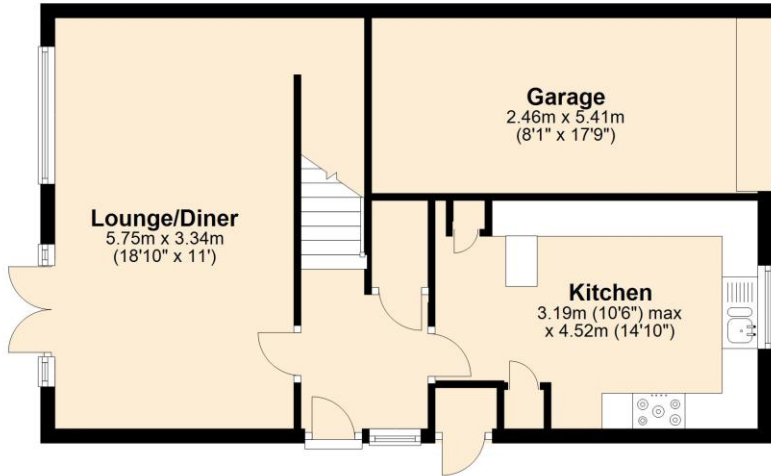
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## REFERRALS

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.

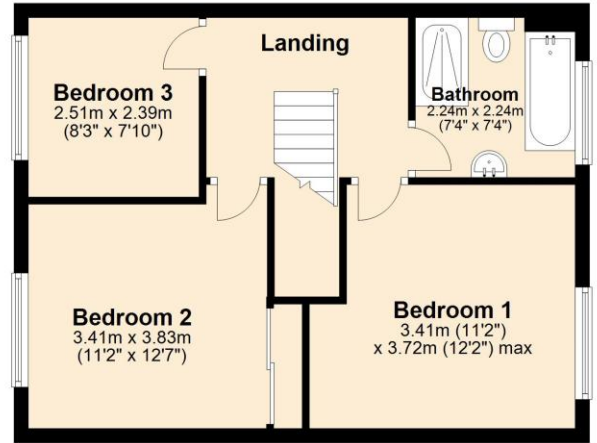
### Ground Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 100.6 sq. metres (1082.4 sq. feet)



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