

# Main Street

Sutton Bonington, Loughborough, LE12 5ND

John German



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£550,000

A beautifully presented, spacious and light family home which has been significantly extended and improved by the current owners. Nestled within the heart of the village centre, close to a range of amenities and green spaces with southwest facing rear garden, fantastic frontage and plenty of living space.

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This property would make an ideal purchase for growing or established families.

Sutton Bonington is a wonderful and highly sought after village 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.

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 comprises; two loft rooms, which are currently used as an office space and a craft room, four double bedrooms to the first floor, en-suite to the principal bedroom and family bathroom. The ground floor provides a large family lounge, open plan kitchen/dining space, utility room and shower room.

Externally, the southwest facing rear garden is of good size, very private and beautifully planted, making it the perfect place to relax or entertain. The garage has been partially converted to provide the property's utility room however still provides an excellent storage space. The block paved driveway provides parking for several vehicles and allows the property to sit well back from the road, offering a further degree of privacy.

To view this property, please contact John German East Leake office.

**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

**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 E

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

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA/14052025

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 AMLID 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.



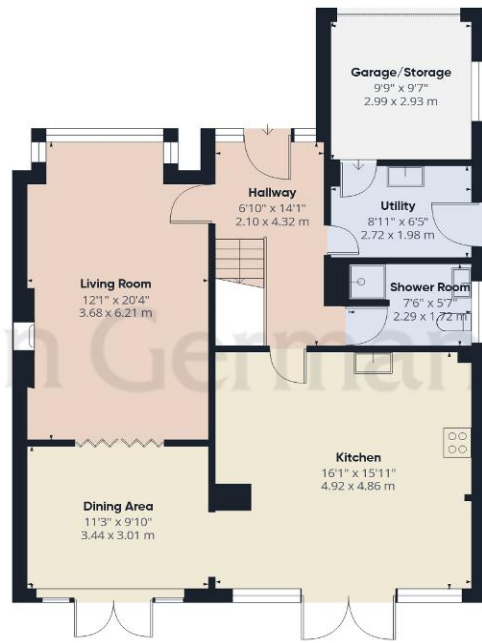


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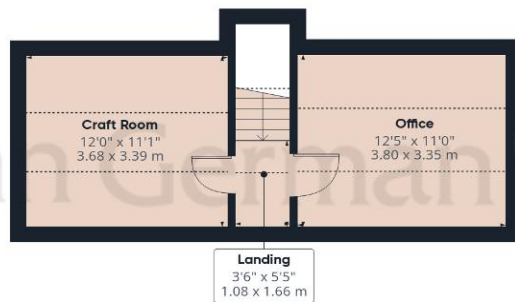




Ground Floor



Floor 1



Floor 2

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

1843 ft<sup>2</sup>

171.2 m<sup>2</sup>

**Reduced headroom**

177 ft<sup>2</sup>

16.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### 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

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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	73 C	77 C
55-68	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  
 Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent



