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Park Lane
Sutton Bonington

- Attractive four bedroom Edwardian home
- Beautifully maintained throughout
- Generous and versatile accommodation
- Well-appointed breakfast kitchen
- Versatile family room with multi-fuel stove
- Four generous double bedrooms
- Private and beautifully established gardens
- Long driveway with parking
- EPC Rating TBC / Council Tax Band G / Freehold

A rare opportunity to acquire an attractive and individual four bedroom detached Edwardian home, occupying a desirable position on Park Lane in the heart of the highly sought-after village of Sutton Bonington. Beautifully maintained throughout, the property combines generous proportions and period character with a wonderfully welcoming feel. High ceilings, sash windows, walk-in bay windows and attractive original features create a wonderful sense of character and space, complemented by the extensive grounds and private setting.

The accommodation is particularly impressive, with generous proportions throughout and a versatile layout that lends itself perfectly to modern living. The spacious L-shaped entrance hall sets the tone, while the well-appointed breakfast kitchen and beautifully proportioned reception rooms provide excellent areas for both everyday living and entertaining. A further highlight is the range of substantial brick outbuildings, including a tandem garage and home office, offering considerable versatility and potential for conversion into multi-generational living, if required.

The property is set within extensive wrap-around gardens that provide an excellent degree of privacy and a wealth of established planting. A long driveway provides ample parking, while the surrounding gardens offer a lovely balance of lawns, mature trees, planted borders and areas for outdoor dining and entertaining. Set within the heart of Sutton Bonington, the property also benefits from excellent access to the village amenities, surrounding countryside and wider transport links.













Accommodation:
A welcoming porch leads into the spacious L-shaped entrance hall, with access to the principal reception rooms and first floor. The sitting room and dining room are both generously proportioned, dual-aspect rooms with walk-in bay windows and feature fireplaces. The well-appointed breakfast kitchen has ample storage, quality work surfaces, limestone flooring and views over the gardens, with a useful utility room adjoining. The versatile family room benefits from a walk-in bay, garden outlook and multi-fuel stove, whilst a cloakroom completes the ground floor.

Upstairs, an impressive galleried landing leads to four generous double bedrooms and the family bathroom. The main bedroom suite benefits from a bay window with far-reaching views, fitted wardrobes and an en-suite shower room. Bedroom three has the additional benefit of a fixed staircase leading to a useful attic den.

Gardens and land:
The property enjoys beautifully established gardens extending around all sides, providing an excellent degree of privacy and a wealth of mature planting. A long driveway providing ample parking and access to the tandem garage and outbuildings. The gardens include generous lawns, established borders, mature trees and attractive seating areas, with a delightful timber walkway leading to an arbour adorned with wisteria and roses.

The rear garden provides a lovely setting for outdoor dining and entertaining, with deep planted borders and a substantial brick wall to the rear. The brick-built outbuildings include a home office, tandem garage, two stores and an outside WC.

Location:
Sutton Bonington is a highly regarded village situated between Nottingham and Loughborough, offering a range of local amenities including a village shop and post office, junior school, village hall, library, churches and public houses. More comprehensive shopping and leisure facilities are available in nearby Loughborough and Nottingham.

Excellent transport links are provided via Junction 24 of the M1, giving convenient access to Nottingham, Loughborough and Leicester, with East Midlands Airport also within easy reach. The surrounding countryside provides numerous opportunities for walking and outdoor recreation.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Rushcliffe Borough Council, Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG. Council Tax Band G.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.


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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

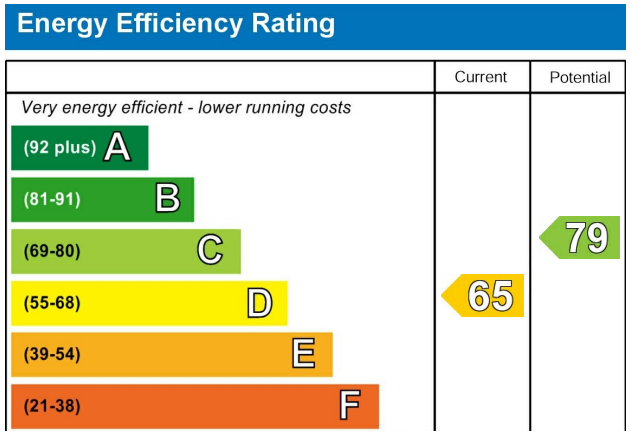
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.









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