

Smiths

your property experts

Shepherds Close

Sutton Bonington

- No upward chain
- Well-presented detached dormer bungalow
- Extended sitting room with a gas fire
- Bright kitchen/diner and a separate dining room
- Spacious utility/boot room and a WC
- Four good-sized bedrooms and a bathroom
- Generous driveway and an oversized garage/workshop
- Beautiful private south-facing gardens



General Description

Smiths Property Experts offer to the market, with no upward chain, this well-presented detached dormer bungalow offering spacious living accommodation, including four bedrooms and three reception rooms. The property sits in the heart of peaceful Sutton Bonington, at the head of a cul-de-sac on a large plot, with south-facing rear gardens and excellent garaging.

The Location

This pretty and sought-after village has an excellent primary school, a choice of public houses, as well as a post office and village shop. The larger village of East Leake is close by and provides a full host of amenities. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station with direct links to London St Pancras.









The Property

Internally, expect to find approximately 1,813 square feet of accommodation, including the large garage/workshop. The property affords gas central heating and double glazing throughout. In brief, the accommodation comprises an enclosed porch, an entrance hall, an extended main sitting room with a gas fire, a dining room, and a kitchen/diner that looks out over the rear gardens. There is also a covered lobby that leads to a WC and large utility/boot room attached to the rear of a large garage/workshop.

There are two double bedrooms and a shower room downstairs, and on the first floor two further good-sized bedrooms. There is further potential to extend the dormer forwards and create more bedroom/bathroom space to the first floor should the eventual purchasers wish.

The Outside

The property is located in a quiet cul-de-sac, set back from the street and behind spacious lawned front gardens with a beautiful Silver Birch. There is a tarmac-laid driveway with generous off-road parking for numerous vehicles. The plot would be ideal for a purchaser who wished to keep a motorhome or similar. There is also an oversized garage/workshop to the right-hand side.

To the rear of the main house are south-facing private gardens. Carefully landscaped, there are various seating terraces, mature borders and beds, a rockery area and pond, and a substantial greenhouse.







Property Information

EPC Rating: E.
Council Tax Band: E.
Local Authority: Rushcliffe Borough Council.

Utilities, Rights and Restrictions

It is our understanding that the property is connected to mains electricity, gas, drainage, and water. The property benefits from gas central heating.

To check broadband and mobile coverage, please use the following link: http://ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

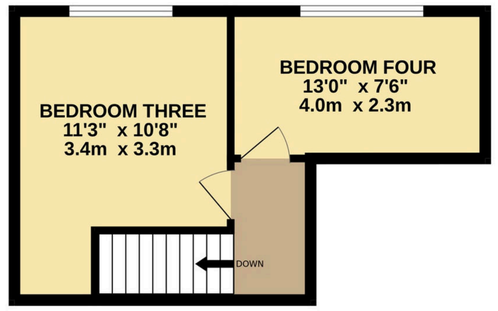
To check flood risk, please use the following link: https://www.gov.uk/check-long-term-flood-risk

The material information provided is to the best of our knowledge, having consulted with our vendor client. Please ask should you have any specific queries or consult with a representative to obtain your own legal advice.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01509 278842
sales@smithspropertyexperts.com
smithspropertyexperts.com

