



Smiths
your property experts

Main Street

Sutton Bonington

- No upward chain
- Lovely 'turnkey' first-floor maisonette
- Recently renewed long lease
- Set in the heart of Sutton Bonington
- Smart breakfast/kitchen room
- Generous and bright sitting room
- Two double bedrooms and a bathroom
- Delightful sitting area outside

General Description

Smiths Property Experts offer to the market this lovely first-floor maisonette with no upward chain, situated in the heart of the sought-after village of Sutton Bonington.

Lovingly maintained and with a recently renewed long lease, the property is offered in 'turnkey' condition and would be absolutely ideal for a student studying at Sutton Bonington campus, a first-time buyer, or an investor alike.





The Property

Internally, the current sellers have maintained the property to an excellent standard throughout. With a floor area of approximately 591 square feet, expect to find spacious and bright living space across one floor. There is a smart kitchen/breakfast room, a generous main sitting room, two double bedrooms and a separate bathroom.

Outside, the property has private access with stairs leading up to its own front door. There is a delightful sitting area outside the kitchen with views across green space to the rear, ideal for an evening drink.

The Location

This idyllic semi-rural 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 nearby and provides a comprehensive range 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.





Property Information

EPC Rating: D.

Tenure: Leasehold.

Years Left on Lease: 1042 years.

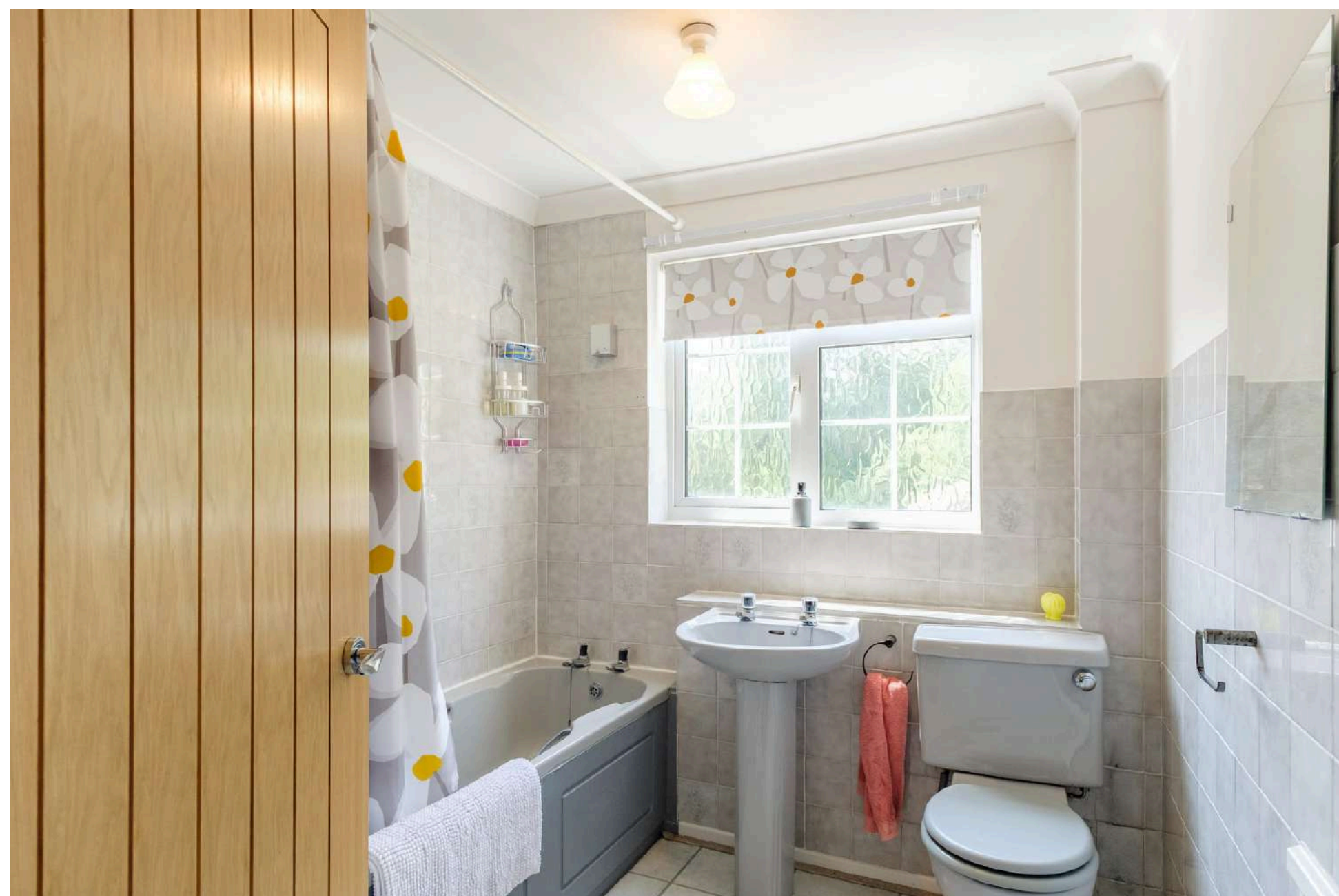
Ground Rent per annum: £10.

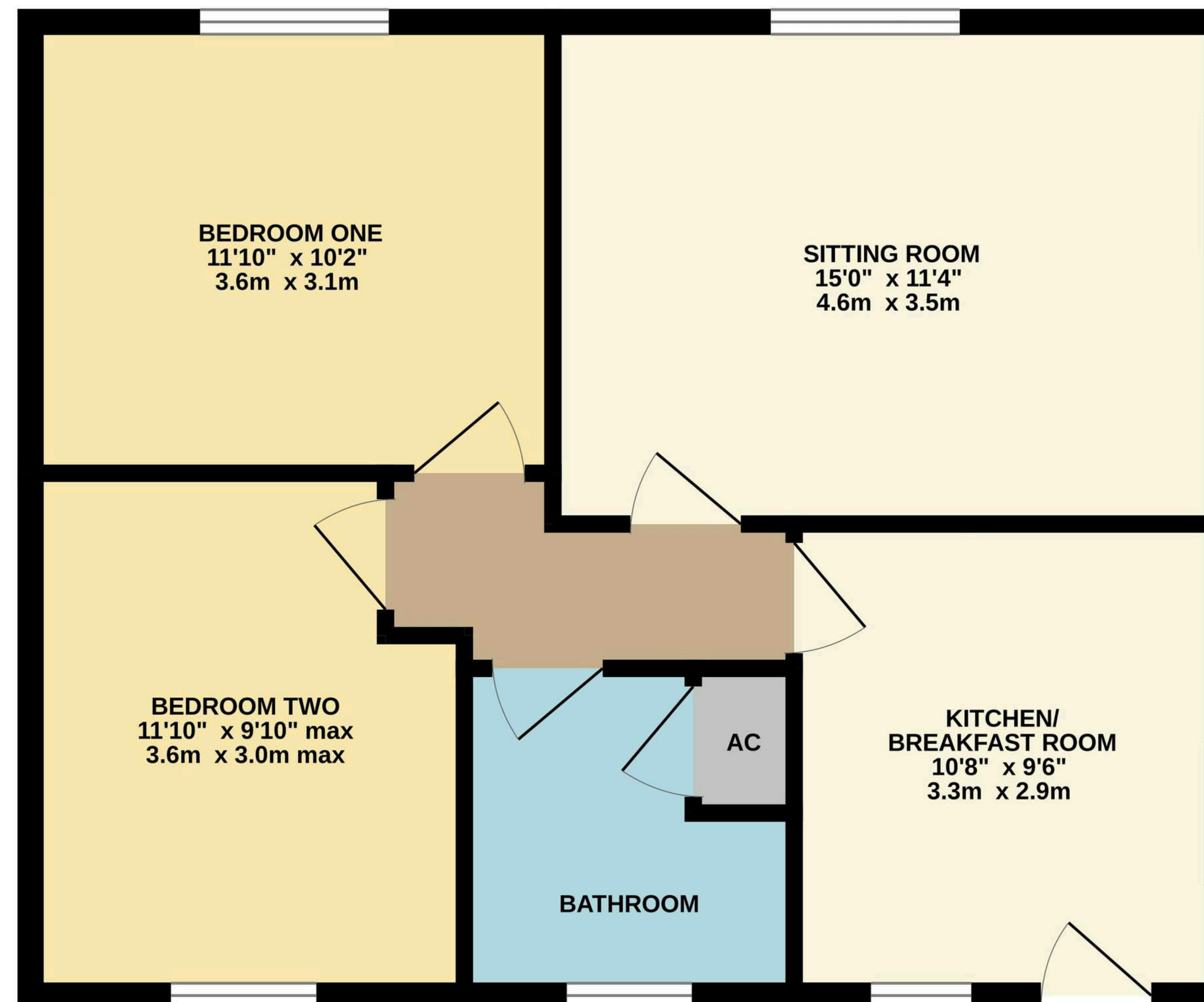
Tenure: Freehold. Council Tax Band: B.

Local Authority: Rushcliffe Borough Council.

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 : 591 sq.ft. (54.9 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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