



Smiths
your property experts

Gables Lea

Sutton Bonington

- No upward chain
- Excellent detached bungalow in a peaceful cul-de-sac
- Located in the highly regarded village of Sutton Bonington
- Fully fitted shaker-style dining kitchen
- Three good-sized bedrooms and two bathrooms
- Private driveway and low maintenance front-gardens
- Lovely rear gardens and a useful timber shed/summer house
- Within walking distance of the village centre



General Description

Smiths Property Experts offer to the market, with no upward chain, this excellent detached bungalow, situated in a highly sought-after central location within the popular village of Sutton Bonington.

The property provides generous accommodation and benefits from a private driveway, lovely rear gardens, and a useful timber shed/summer house. Occupying a level and centrally positioned plot within a quiet cul-de-sac, just a short walk from the village centre.





The Property

Presented in good order, the accommodation offers a generous living space all laid across one floor, extending to approximately 885 square feet. Gas centrally heated and UPVC double-glazed throughout, in brief expect to find an entrance hall, a spacious main sitting room, and a fully fitted shaker-style dining kitchen complete with integrated appliances.

The internal hall leads to a generous bathroom, and there are two/three bedrooms to the rear. The guest room is a double size with French doors giving direct garden access. Interconnected to the principal bedroom, the previous owner used bedroom three as a dressing room, leading through to the main bedroom space with further direct garden access and a smart en-suite shower room. There are useful built-in wardrobes in all of the bedrooms.

The Outside

Set back from this peaceful residential location, there are low-maintenance front gardens. To the left-hand side is a private driveway offering parking for a number of vehicles.

There is side access to the rear, where you will find private gardens with central lawns, planted borders and plentiful entertaining and seating terraces. There is also a useful timber shed/summer house.





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.

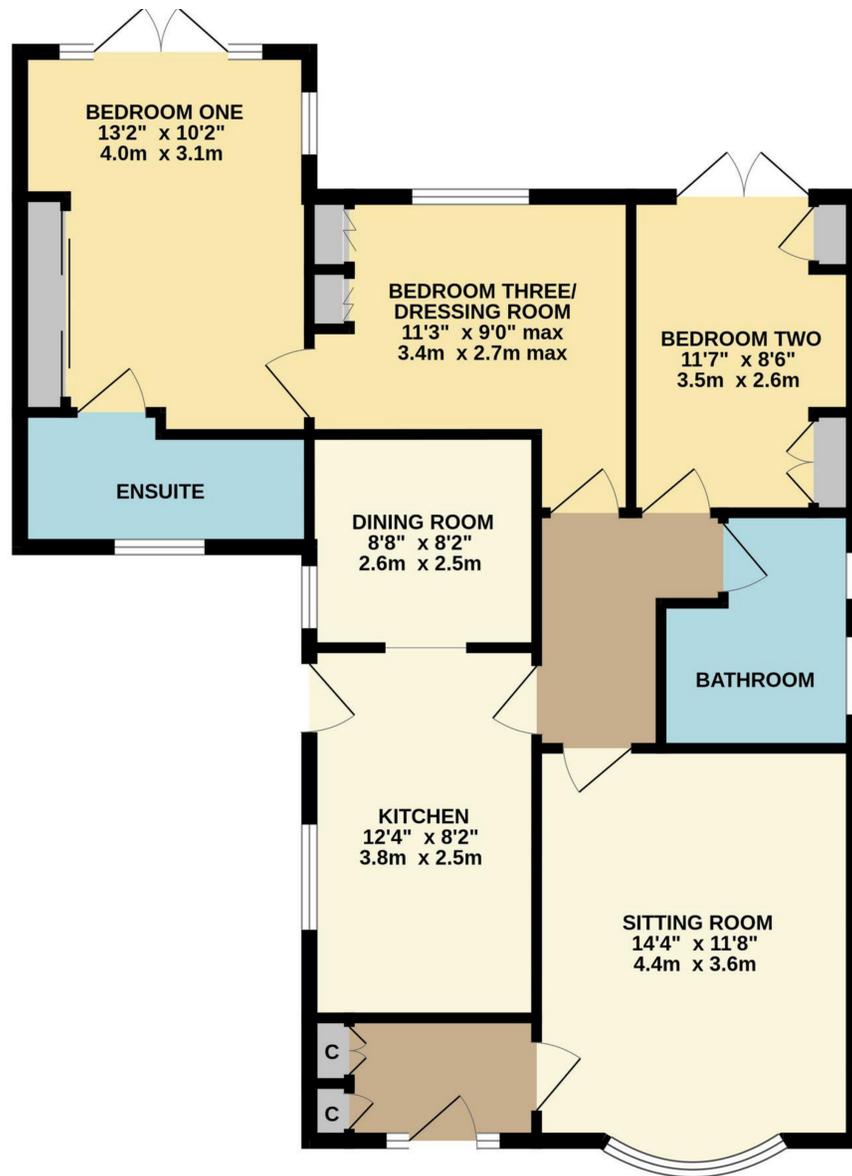
Tenure: Freehold. Council Tax Band: D.

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 : 885 sq.ft. (82.2 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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