

# Willow Poole Lane

Sutton Bonington, Loughborough, LE12 5NN

John  
German



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Guide Price £340,000

A beautifully presented, spacious and light family home which has been maintained to an excellent standard by the current owners, situated close to the village centre, near to a range of amenities and green spaces with a good size rear garden, fantastic frontage and plenty of living space.



James Newman S<sup>Q</sup>

This property would make an ideal purchase for professional couples, small families or those wishing to downsize.

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; three double bedrooms, modern shower room, ground floor W.C., L-shaped lounge/dining room, snug lounge and spacious kitchen.

Externally, the rear garden is of good size and very private, predominantly laid to lawn with mature borders and paved patio seating area perfectly positioned to make the most of the afternoon and evening sun. The single garage offers one space for a vehicle or a perfect space for a workshop/storage while the driveway to the front provides comfortable parking for three vehicles in tandem.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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 D

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

**Our Ref:** JGA17092025

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

1140 ft<sup>2</sup>

106 m<sup>2</sup>

Reduced headroom

34 ft<sup>2</sup>

3.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



#### Agents' Notes

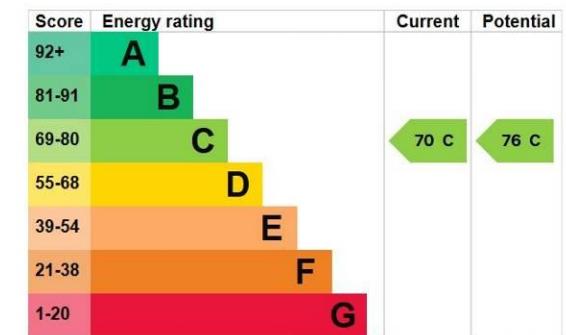
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#### Referral Fees

**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.



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