



## 46 Main Street, Sutton Bonington, Loughborough, LE12 5PF

Offers Over £200,000

- No onward chain
- Central location in sought after village
- Generous lounge
- Offset garden
- Red brick end terraced home
- Original features
- Kitchen/diner
- Opportunity to add value
- 3 double bedrooms
- Utility room

# 46 Main Street, Sutton Bonington LE12 5PF

\*\*No onward chain\*\* Excellent opportunity to purchase a three bedroom period property in popular Sutton Bonington. Comprising a large reception room, a kitchen/diner, utility room, 3 double bedrooms, a bathroom and an offset garden mostly laid to lawn. This is a great opportunity to add some value and would make a great home and investment for first time buyers or buy to let investors.



Council Tax Band: B



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There is gas central heating with a regularly serviced boiler and double glazing throughout. The property has recently been rented out so benefits from a recent Electrical safety certificate.

Outside of the property are front and rear gardens, the fenced front garden has a path that leads through to the front door. The house is very close to the well stocked local shop, the local primary school and to riverside walks.

Sutton Bonington is a beautiful linear village 4 miles North of Loughborough. It is a much sought after place to live, surrounded by lovely countryside it is home to some great pubs, a charming tea room and an excellent Primary School with a 'Good' Ofsted rating. There is a local, well stocked village shop with post office. Sutton Bonington is well connected, it's a short journey to the M1 motorway and an easy commute to Loughborough, Leicester, Nottingham and Derby among others. All the benefits of rural living and being close to large towns and cities for shops, restaurants and amenities.

Ground floor

Lounge

11'4 x 10'9

The front door opens into the generous lounge, it has a lot of natural light, neutral decor and leads through to the kitchen/diner via an attractive wooden door.

Kitchen/diner

11'4 x 11'3

Kitchen with dining space, log burner and quarry tile flooring. The wood effect kitchen units are modern with a black worktop, integrated sink with mixer tap and oven with extractor fan. The flooring continues through to the utility room.

Utility room

5'1 x 11'9

Useful utility room with additional kitchen units and plumbing for a washing machine. The utility room leads through to a storage area where the boiler is housed, this could be converted to a downstairs WC if desired.

First floor

Bedroom

11'4 x 10'9

Double bedroom with a front facing aspect and neutral decor.

Bedroom

11'4 x 11'2

Double bedroom with original wooden floors and a rear facing aspect. This room has access through to the bathroom and to the second floor bedroom via a staircase. This could be corridor off and a single bedroom created if preferred.

Bathroom

5'1 x 7'3

Bathroom with white suite including a full sized bath with shower over.

Second floor

Bedroom

11'4 x 17'6

Generous double bedroom with lots of natural light and a vaulted ceiling.

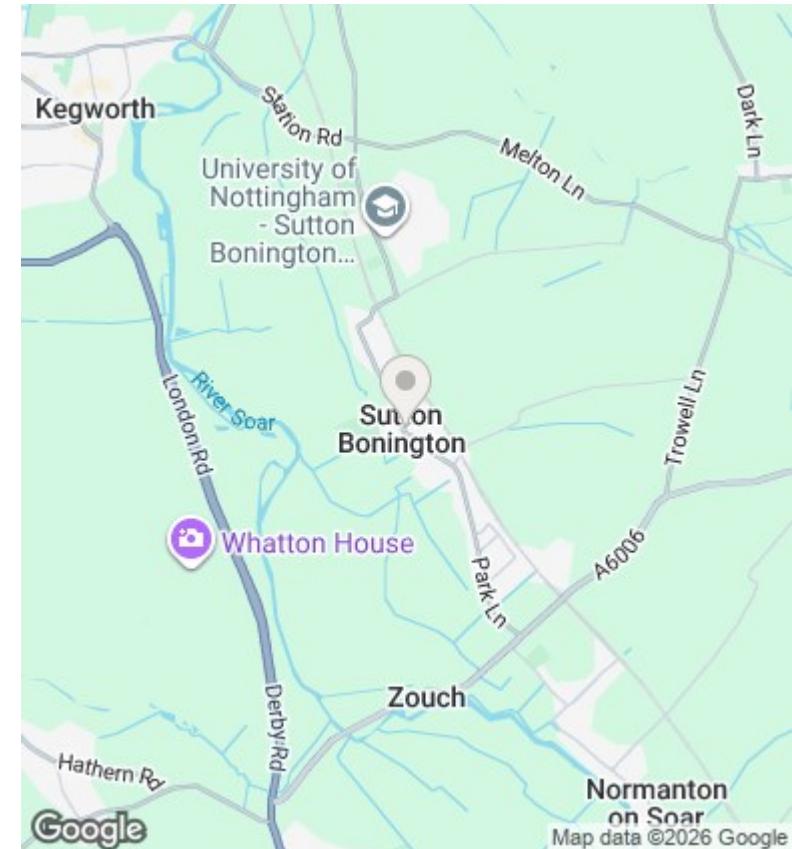
Outside

To the front of the property is an attractive walled front garden with some mature shrubs and pathway leading to a blue front door. To the rear of the property is a generous offset garden which is mostly laid to lawn with a fenced boundary.





GROUND FLOOR 35.12 sq. m.  
( 377.99 sq. ft. )



## Directions

## Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		48
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC