



Smiths  
your property experts



# Park Lane

Sutton Bonington

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- No upward chain
- Lovingly restored double-fronted detached farmhouse
- Set in grounds extending to approximately 1/5th of an acre
- Beautiful family kitchen with underfloor heating
- Four bedrooms, two bathrooms and three reception rooms
- Private gravel driveway providing generous off-road parking
- Working vegetable garden, stores, and a workshop/potting shed
- Located in this pretty and quintessentially English village

## General Description

Smiths Property Experts offer to the market with no upward chain, this most exceptional and lovingly restored double-fronted detached Victorian farmhouse occupying a prominent position in the desirable village of Sutton Bonington. The property offers a rare opportunity to acquire a sympathetically upgraded period family home adapted for modern family life.

The current owners have extended the property as part of a sympathetic restoration. The property boasts modern features, such as underfloor heating in the family kitchen area at the rear, and a stunning principal bedroom suite complete with a dressing room and en-suite. The property is connected to all main services and is centrally heated by gas. Furthermore, the windows in the property are double-glazed.







## The Property

The house has a beautiful facade with a wooden porch, and there is a secondary entrance on the left-hand side of the driveway. The house offers approximately 2,142 square feet of living space laid across two floors. The property is full of original and character features, including two bay windows in the front rooms, double-glazed sash windows, fireplaces, original joinery, and plasterwork.

In summary, the property features an entrance hall, two original bay-fronted reception rooms with original joinery and feature fireplaces, a rear hall, a WC, a utility room/boot room, and a country-style kitchen with a family room that leads directly to the garden through glazed doors. The family room has a gas stove, and the 'in frame' shaker-style kitchen is handmade with high-quality materials, including worktops and integrated appliances. There is underfloor heating throughout the kitchen, family room, utility room/boot room and rear hall.

Moving upstairs from a bright landing accessed via the original staircase, you will find four spacious double bedrooms. The family bathroom boasts a vaulted ceiling, while the impressive main bedroom suite comes with a dressing room providing plenty of built-in storage and wardrobes, and a stunning en-suite shower room. The loft is boarded with lighting and power with a ladder.









## Gardens and Grounds

The grounds extend to approximately 1/5th of an acre and include a private driveway providing off-road parking for multiple vehicles. The original outbuildings are currently in use as garden stores and a workshop/potting shed. There is a working vegetable garden, and stunning wrap-around gardens that are fully stocked with year-round interest and colour. The gardens have been a regular feature in the yearly 'Open Gardens' event held in the village.

## The Location

The property is in the heart of this pretty and sought-after village. Within a short walk of the property is 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.

## Property Information

EPC Rating D.

Tenure: Freehold. Council Tax Band: F.

Local Authority: Rushcliffe Borough Council.







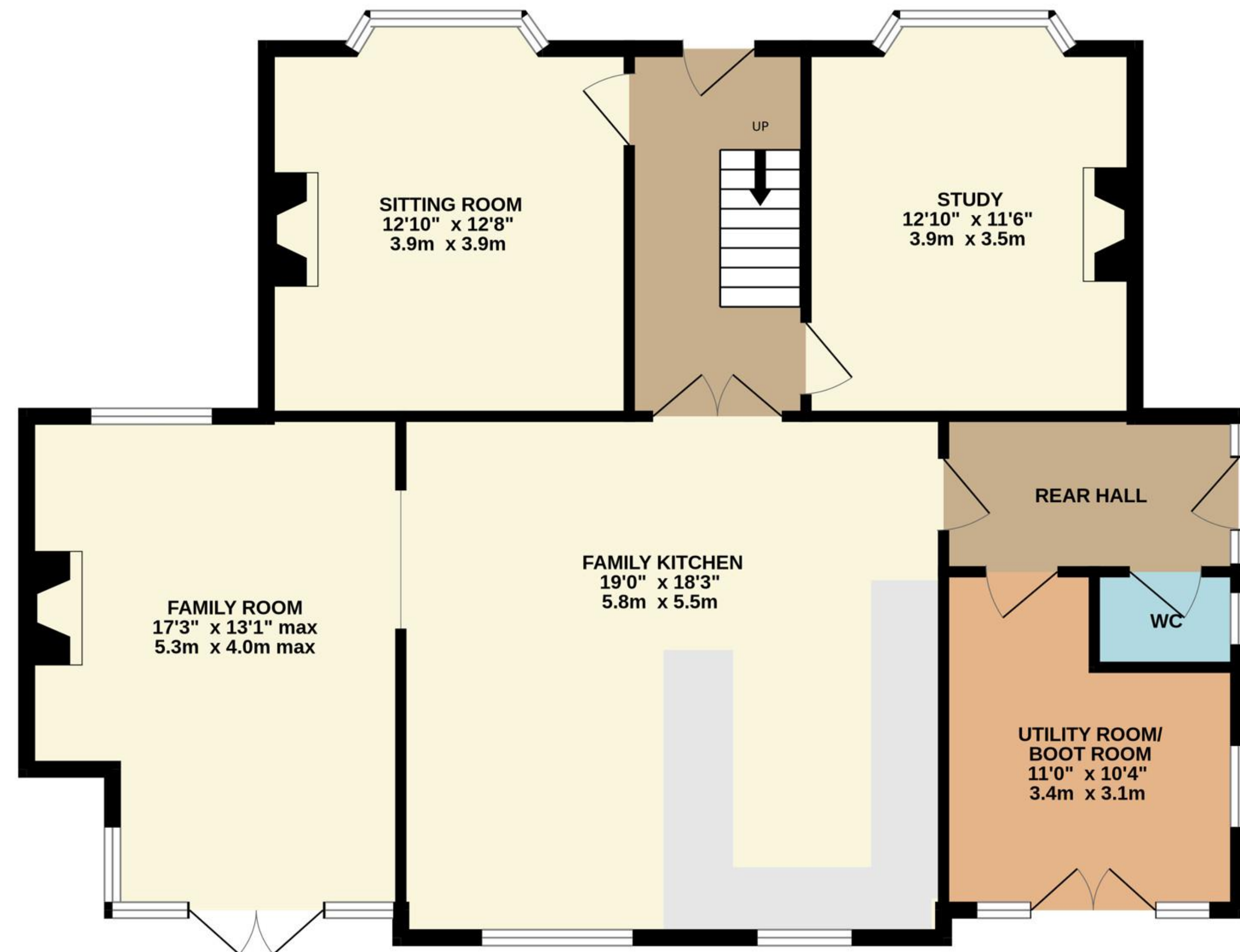


### Important Information

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.

### Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 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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