



Smiths
your property experts

Main Street

Sutton Bonington

- No upward chain
- Charming Victorian end-of-terrace cottage
- Located in the heart of this sought-after village
- Two reception rooms and a modern kitchen
- Two double bedrooms and a family bathroom
- Set behind pretty front gardens
- Private and mature gardens to the rear
- Local primary school, shop, and village pubs

General Description

Smiths Property Experts offer to the market with no upward chain, a charming Victorian cottage in the sought-after village of Sutton Bonington. The property is situated on Main Street with lovely front gardens and private mature rear gardens. All village amenities, including the local primary school, village store, café, and several public houses, are within walking distance.





The Property

Due to its excellent location, the property would make an excellent first-time purchase or small investment. Boasting uPVC double glazing and gas central heating throughout, the property offers approximately 780 square feet of living space laid over two floors. In brief, the accommodation comprises a sitting room, a dining room, and a kitchen with modern fitted cupboards. Upstairs are two double bedrooms and a modern family bathroom.

The Outside

The property has low-maintenance front gardens set behind a pretty picket fence and lawned private gardens to the rear.

The Location

The property is located 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: B.

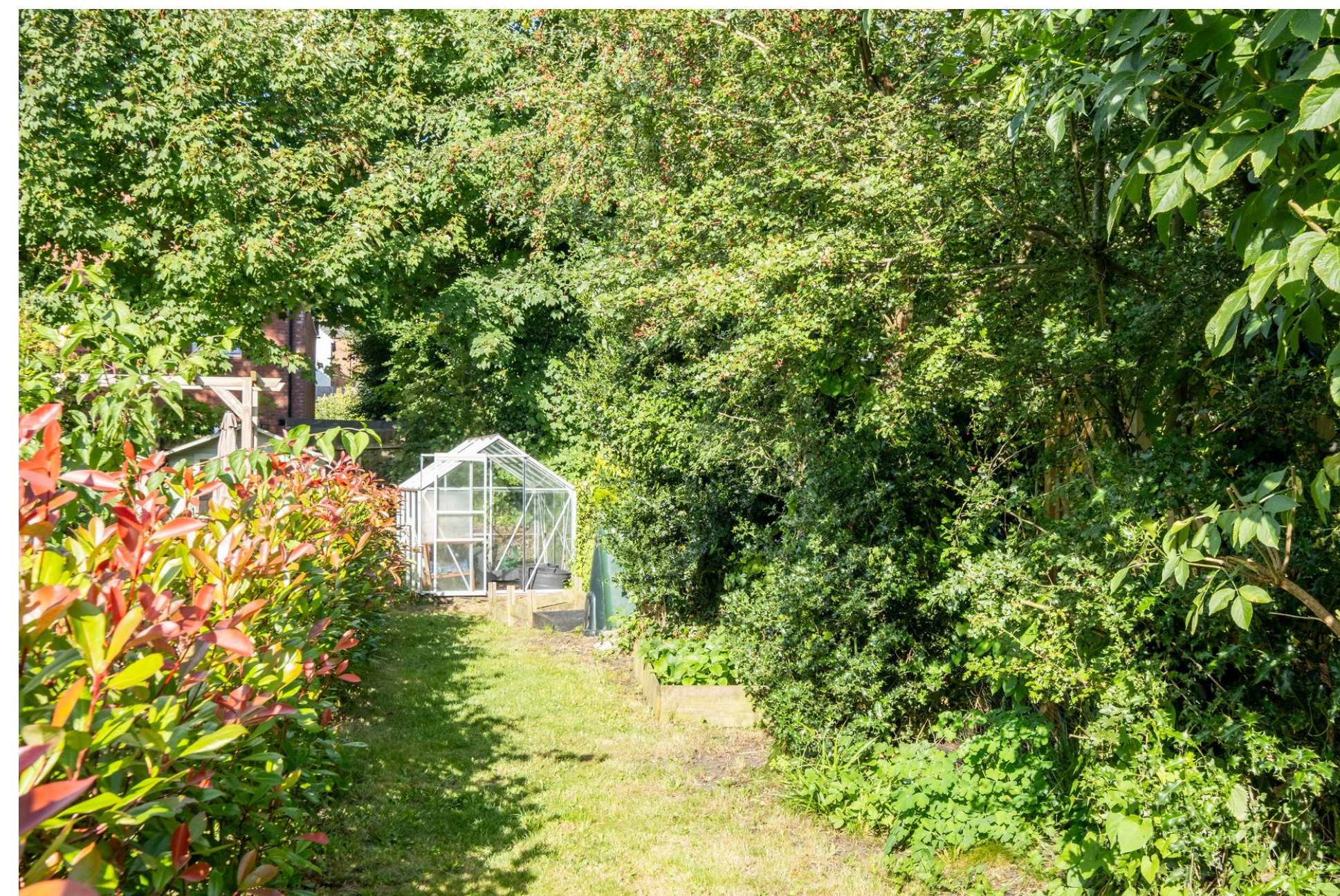
Local Authority: Rushcliffe Borough Council.

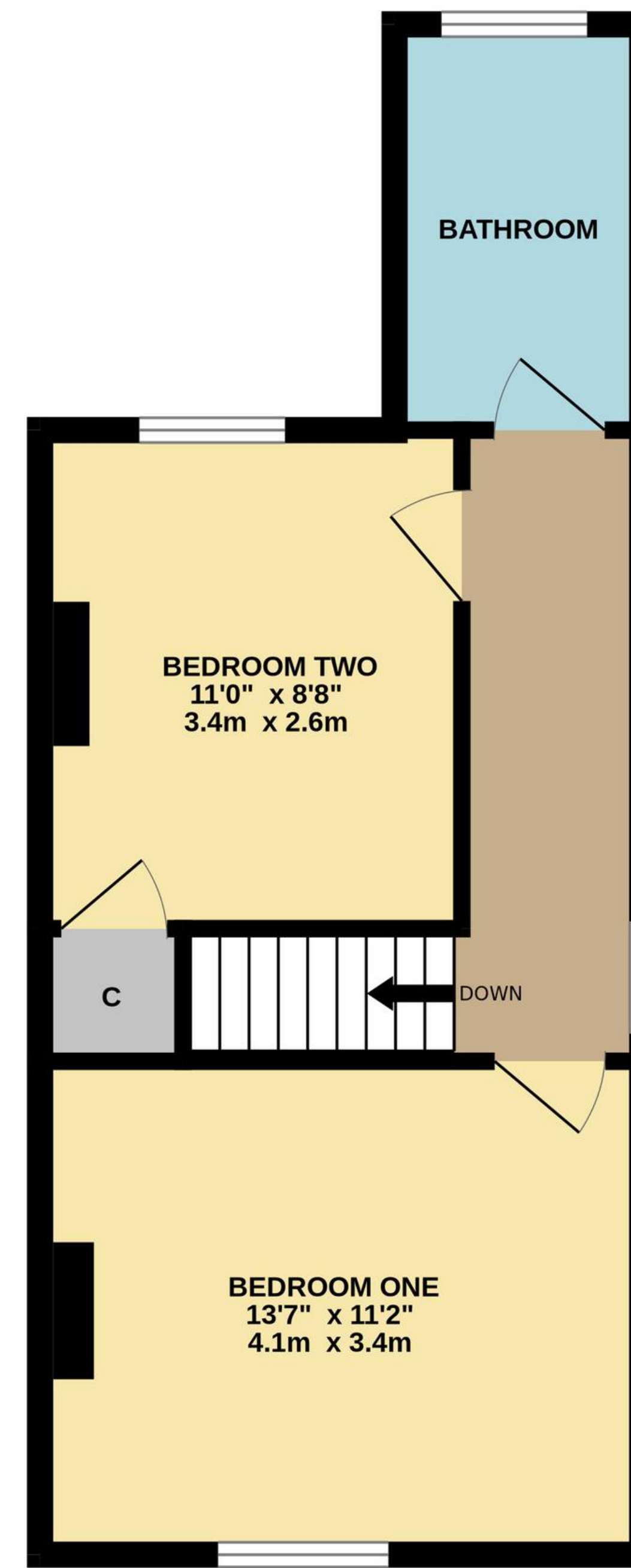
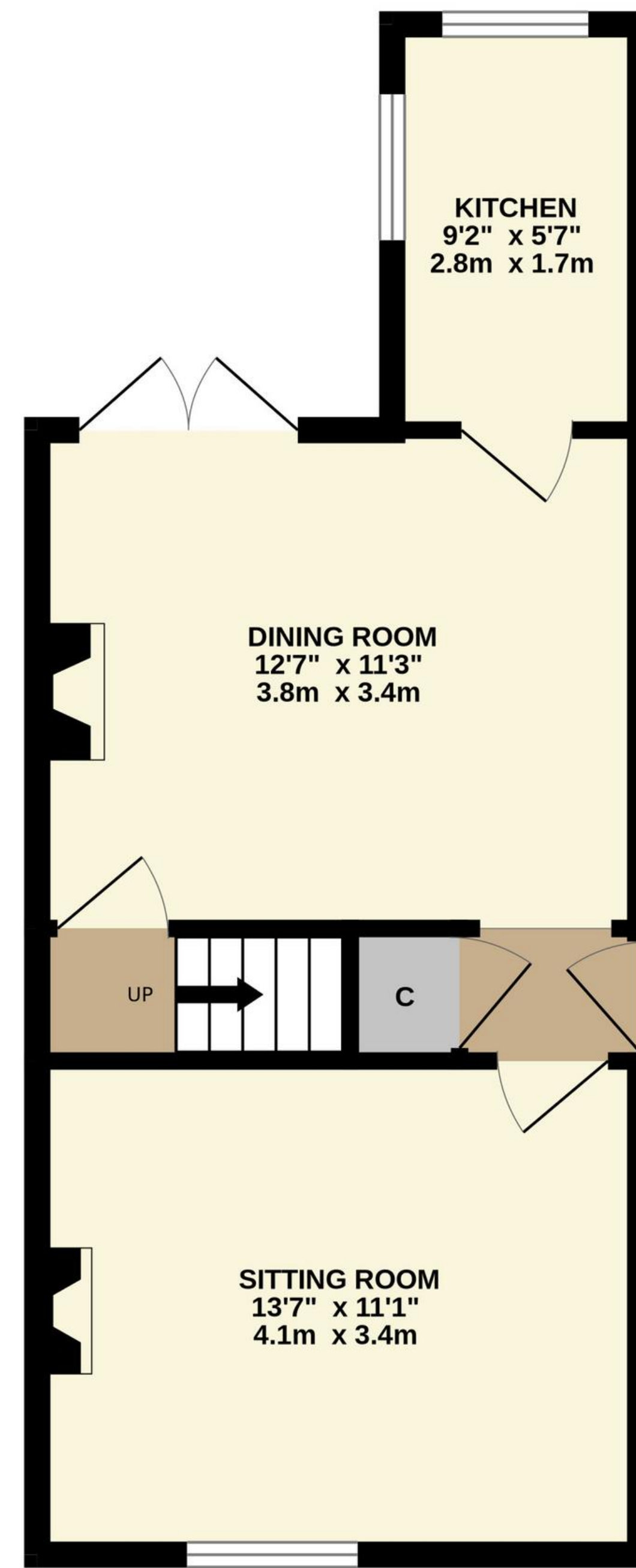
Important Information

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.

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 : 778 sq.ft. (72.2 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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