

Holden's

A Modern Estate Agent



46 Charnwood Fields, Loughborough, LE12 5NP

£284,000

A great opportunity to purchase this extended three bedroom home on a private plot in the highly sought after Leicestershire village of Sutton Bonington.

Summary

This exceptional property has been thoughtfully extended to create a remarkably spacious and inviting breakfast kitchen, ideal for family gatherings and entertaining guests. The design also features a full-width lounge diner, providing generous living space and a seamless flow between the different areas of the home. Recent upgrades include new double-glazed windows throughout, enhancing both energy efficiency and sound insulation. The property boasts a luxurious four-piece bathroom, offering a relaxing bath, a separate shower cubicle with a rainhead shower, a wash basin, and a WC, all finished to a high standard.

Nestled in a quiet cul-de-sac location, the property is sure to appeal to a wide range of buyers seeking both comfort and convenience. The layout begins with a welcoming entrance hall leading to a full-width lounge, which benefits from a large under-stairs storage area, providing ample space for coats, shoes, or additional household items. The centerpiece of the home is the spacious breakfast kitchen, which features comprehensive plumbing for a washing machine and dishwasher, as well as dedicated spaces for a range cooker and a fridge freezer. There are two generous larder cupboards—one discreetly housing the Worcester Bosch gas central heating boiler—plus extensive storage units at base level, ensuring plenty of room for kitchen essentials and appliances.

Upstairs, the main bedroom faces the front of the property and is bathed in natural light, thanks to its south-west facing orientation. Adjacent to this bedroom is the stylish four-piece bathroom, which includes a separate shower cubicle with a rainhead shower and a traditional bathtub. The second bedroom also features fitted wardrobes, maximising storage space, while the third bedroom is well-proportioned, perfect for children, guests, or a home office.

Externally, the property benefits from a driveway that provides parking for two vehicles, leading directly to a single integral garage. The rear garden is thoughtfully landscaped, with a central lawn area ideal for outdoor activities. A block-paved path leads to a further rear patio and a raised decked area, perfect for outdoor dining and relaxing in the sunshine. The garden is fully enclosed by timber fencing with a concrete base and posts, offering privacy and security, and is not overlooked from beyond.

Excellent communication links serve the property,

providing easy access to Nottingham, Loughborough, East Midlands Airport, the Parkway Railway Station, and the University of Nottingham's Sutton Bonington campus. This combination of spacious living, modern upgrades, and convenient location makes this property a highly desirable home for a variety of buyers.

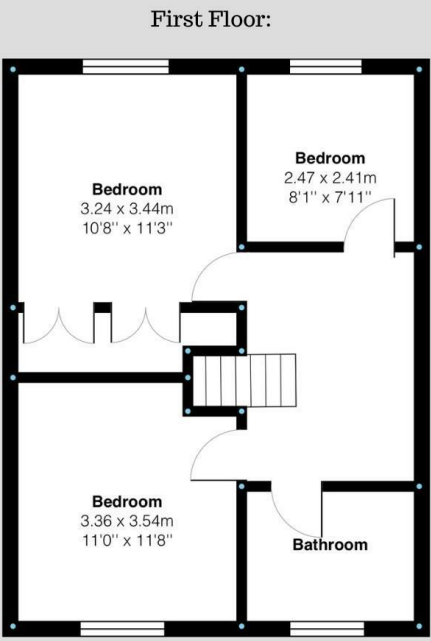
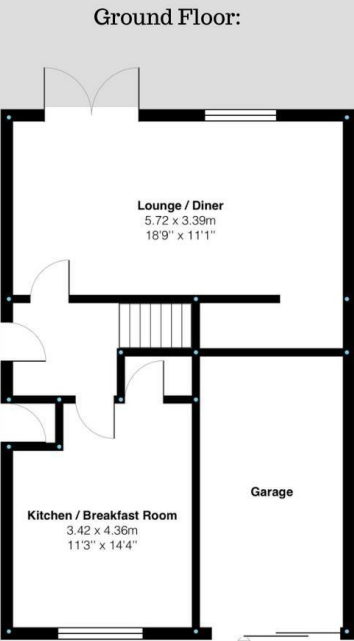
Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Charnwood Fields, Sutton Bonington
Internal Square Footage: 1082 sq.ft

Holders
A Modern Estate Agent

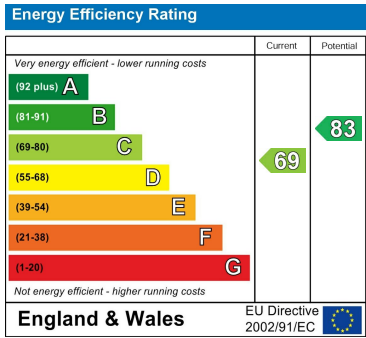
Charnwood Fields, Sutton Bonington
Internal Square Footage: 1082 sq.ft

Holders
A Modern Estate Agent

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.