



Pasture Lane | Sutton Bonington | LE12 5PQ

Asking price £210,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Set in a much favoured part of this picturesque and sought after village, this mid terraced property offers a wonderful opportunity to purchase a spacious character home. The accommodation has Upvc DG and GCH, off road parking to the front and a pretty enclosed garden to the rear. There are two reception rooms, kitchen and a garden store ideal to extend into (subject to consents) and a first floor with three bedrooms and a bathroom. The property is offered with no upward chain and an early inspection is strongly advised to avoid disappointment!

- Mid Terraced Property
- Character Features
- Two Reception Rooms
- Feature Fireplaces
- No Upward Chain
- Driveway and Rear Garden
- Two Bedrooms
- Bathroom to the First Floor
- Ideal for FTB or Investors
- Contact Us To View!

Lounge

A lovely size room with fireplace and window to the front elevation.

Dining Room

With staircase to the first floor and an understairs cupboard. There is a feature fireplace and window to the rear.

Kitchen

With a range of fitted units, worktops and space for appliances. There is a stainless steel sink and drainer, a window and door to the side.

Utility

Accommodation for a washing machine and access to the boiler.

First Floor Landing

With access to -

Bedroom 1

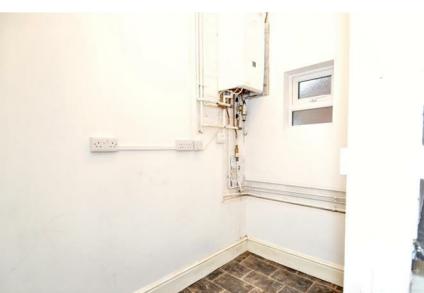
A large double bedroom with feature fireplace, window to the front elevation.

Bedroom 2

With a feature fireplace and window to the rear elevation.



"Set in a
picturesque and
sought after village"



Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath. There is a window to the rear.

Bedroom 3

Ideal to be used for an office/ workspace.

Garden Store

Convenient outdoor storage spaces that has access via the rear courtyard.

Outside

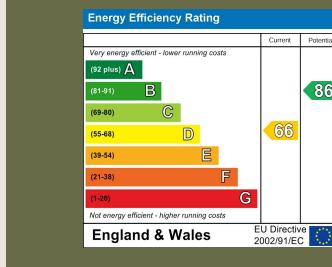
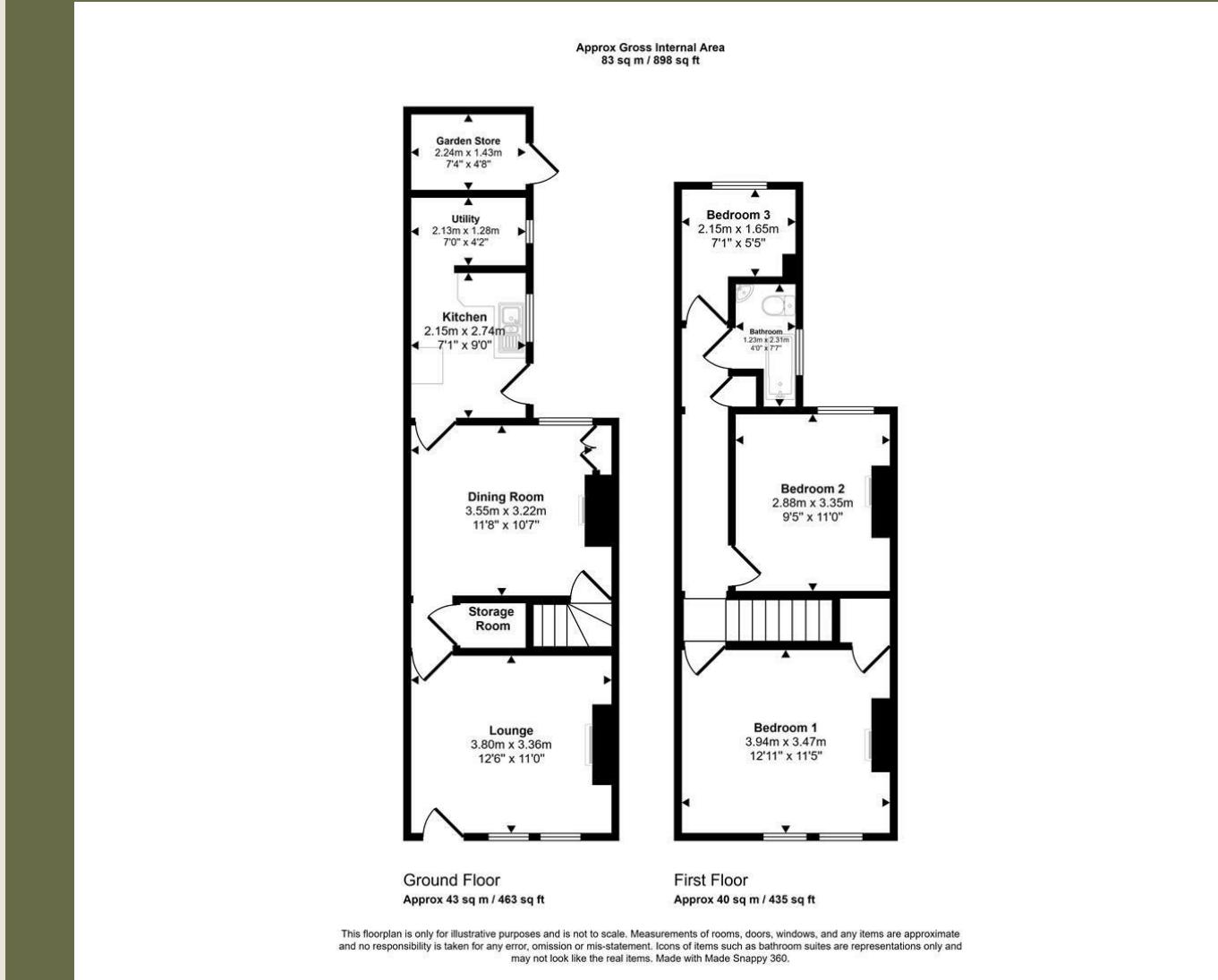
The front of the property can be accessed by the driveway with comfortable parking for a vehicle. To the rear of the property, there is a small yard, with neighbouring shared access. The gated pathway is shared and leads to the private, enclosed garden belonging to the property. The garden is well stocked and mature, with a variety of shrubs, plants and a lawn.

The Area

The Parish of Sutton Bonington located in the South West of the county of Nottinghamshire, is a rural community made up of around 2200 acres with a static population of about 1800 residents. It includes the hamlet of Zouch, borders the river Soar and has many amenities including an excellent primary school, village hall with public library, 4 places of worship (which include 2 beautiful medieval Anglican churches), 3 pubs, a post office and a convenience store. It also includes the highly acclaimed Sutton Bonington Campus of the University of Nottingham

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en/gb/broadband-coverage>
- To check any Flood Risks you can use the following link: <https://check-long-term-flood.risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chameleo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



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