



Main Street | | Sutton Bonington | LE12 5PF

Asking price £225,000



**RICHARD  
HARRISON**  
ESTATE AGENTS & VALUERS



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A lovely character terraced property, set at the heart of this picturesque and much sought after village. There is a nearby post office, shop and pubs, along with village school and good transport links. The property is offered with no upward chain and ready to move into. There is gas central heating and double glazing, outbuildings and garden. The property itself has two reception rooms, kitchen and a first floor landing which leads to bedroom 1, bedroom 2 and onwards to the bathroom. An internal inspection is recommended and the house is offered with no upward chain.

- Mid Terraced Property
- Character Features
- Bathroom to First Floor
- Feature Fireplaces
- Ideal FTB/Downsize
- Front and Rear Gardens
- Two Bedrooms
- Two Reception Rooms
- Outbuildings to the Rear
- No Upward Chain

### 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, wall mounted gas central heating boiler and a window/door to the side.





"Set in a picturesque and sought after village"



## First Floor Landing

With access to -

### Bedroom 1

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

### Bedroom 2

With feature fireplace, window to the rear and a door to -

### Bathroom

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

### Outside

The property is accessed by a shared gate from the road, there is an area of lawn and path to the front door. The property shares a side access passage with neighbouring property. The rear garden configuration is slightly unusual and buyers are advised that there is a shared pathway to access the 2 x outbuildings and a further gateway to a lawn which belongs to the property. The neighbouring house has a pedestrian right of way through the lawned garden to reach their own garden, this is something buyers should bear in mind if they have dogs/children etc.

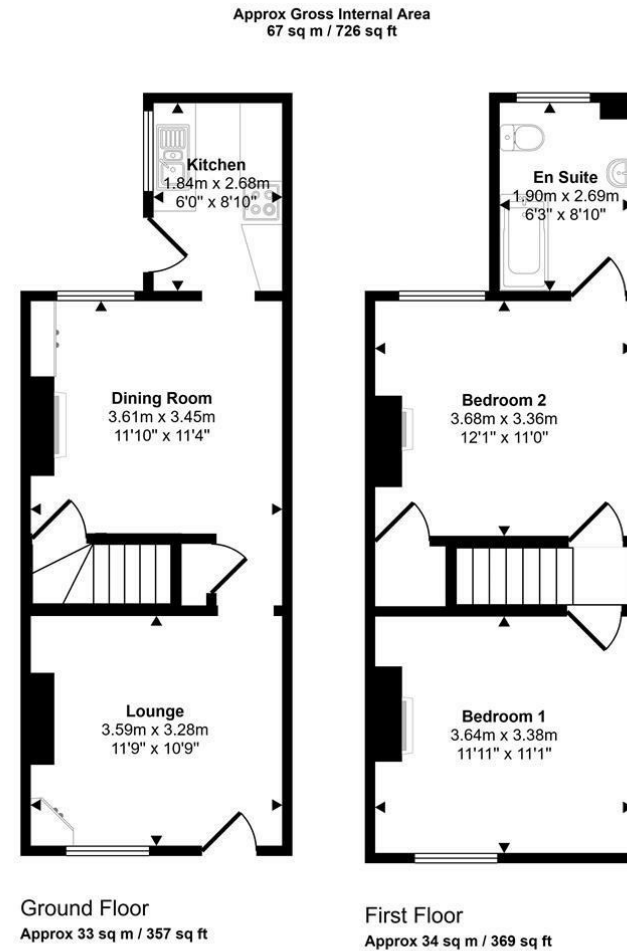
### The Area

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

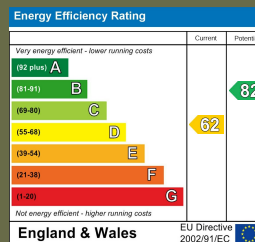
### Extra Information

To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](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>



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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