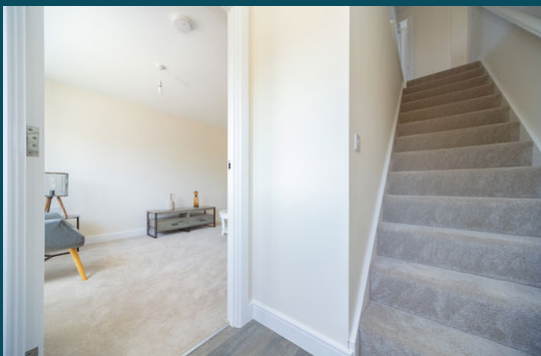




Plot 33, Lime Gardens

49 Kiln Drive, Sutton Bonington LE12 5FD

MOORE
& YORK



Property at a glance:

- Brand new home
- Sought after village location
- Spacious and flexible accommodation
- Three double bedrooms
- Living/dining kitchen
- En-suite and family bathroom
- Excellent access to travel routes
- Driveway and garage
- Energy efficient - lower bills
- Electric car charging point
- Solar panels

£339,950 Freehold



The Cherington, an impressive 3-bedroom home fantastic living space spread across three floors. On the ground floor you'll find a spacious lounge and a separate open-plan kitchen and dining area with French doors providing attractive views of the garden. In summer, you can throw the doors open and step outside for that family BBQ or a spot of al fresco dining. Up the stairs are bedrooms two and three, which share a large family bathroom with shower and bathtub. The principle bedroom has the prime space on the second floor and features a large walk-in wardrobe and en-suite shower room. Outside a driveway provides private parking leading to the single garage and garden beyond. **SPECIAL OFFER; £5000 TOWARDS STAMP DUTY AND FLOORING INCLUDED!**

SUTTON BONINGTON

Sutton Bonington is a village and civil parish lying along the valley of the River Soar in the Borough of Rushcliffe, south-west Nottinghamshire and just above the Leicestershire border.

A pretty village to drive or indeed walk through and well served for its size with small shops, two churches, post office, library and coffee shop.

The nearest town is Loughborough and the nearby villages of Kegworth and East Leake also offer a good range of additional facilities including a wider range of shopping and schooling.

The broader location is excellent for transport links, having East Midlands International airport close by and rail links to Nottingham, Leicester and London St Pancras available from Loughborough station.



LIME GARDENS

WILLIAM DAVIS; Lime Gardens is our most eco-friendly development yet, with solar panels, Hive Smart Heating Systems, EV charging points to every home and the highest Energy Performance Certificate 'A' rating for efficiency – meaning lower carbon emissions and lower heating bills, which is great for the planet as well as your pocket.

From schools, nurseries, churches and libraries to cafes, restaurants, salons and barbers, most of life's essentials are all within a 5 minute drive of Lime Gardens. So, whether you're a couple, growing family or looking to downsize to a more peaceful location, there is something for everyone at Sutton Bonington.

We're celebrating 90 years of building stunning homes and creating welcoming communities, to celebrate with us, you can reserve your dream home for only £90 throughout 2025.





EPC RATING

The property has an EPC rating of 'A' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

PART EXCHANGE AND ASSISTED MOVE

Part exchange and Assisted move offers will be considered. A part exchange is on the basis that the value of the home you are selling does not exceed 70% of the value of the home you are wishing to purchase.

Please call us to arrange a valuation of your home should you wish to consider either option.

PHOTOGRAPHY

Where possible we use images of the plot for sale however on some occasions this is not possible and images may be of a similar plot or house type.

FRONTAGE, DRIVEWAY & GARAGE

The property is set back from the road behind a landscaped front garden with the driveway and garage situated to the left side of the house giving access to the rear garden thereoff.

CANOPY PORCH

With outside light point and access to:

HALL

1.88m x 1.53m (6' 2" x 5' 0") With staircase rising to the first floor, radiator, ceiling lighting and door leading off to:

LOUNGE

3.67m x 4.89m (12' 0" x 16' 1" min plus bay) An impressive reception space with a dual aspect having Upvc windows to front (bay) and side, useful storage off, two ceiling light points and door leading through to:

LIVING/DINING KITCHEN

4.67m x 5.18m (15' 4" x 17' 0" max into bay) Another flexible space - this time with ample room for seating and dining with William Davis's signature feature bay to the rear allowing lots of natural light and a great view of the garden beyond. Ample storage and integrated appliances including fridge & freezer, oven, hob and extractor as well as dishwasher and concealed washing machine complete a very full specification. The room also has multiple ceiling down-lights and two central heating radiators.

GROUND FLOOR WC

1.83m x 0.90m (6' 0" x 2' 11") With two piece suite in white, ceiling light, extractor and central heating radiator.

LANDING

4.14m x 2.00m (13' 7" x 6' 7") With access to both first floor double bedrooms and the family bathroom they share and with built in airing cupboard, radiator and a further door to the master bedroom entrance lobby.

BEDROOM TWO

4.05m x 3.13m (13' 3" x 10' 3" min) With Upvc window overlooking the garden, ceiling light, radiator and a four door wardrobe filling the side wall which provides fantastic storage.

BEDROOM THREE

3.73m x 2.57m (12' 3" x 8' 5") A further double room with recess ideal for wardrobe or desk space, ceiling light point, radiator and Upvc window to the front elevation.









FAMILY BATHROOM

2.60m x 2.52m (8' 6" x 8' 3") A spacious room with a full sized four piece suite including quadrant shower and paneled bath plus wash-basin and WC, radiator, extractor fan, ceiling lighting and Upvc window to the side elevation.

MASTER BEDROOM ENTRANCE AREA

2.00m x 1.34m (6' 7" x 4' 5" min plus stairwell) Upvc window to the front elevation, radiator and ceiling lighting and staircase rising up to the seriously impressive master suite on the floor above.

MASTER BEDROOM

4.62m x 4.04m (15' 2" x 13' 3" plus bay) This large double room has a Upvc window set to a dormer bay and a great view towards the charnwood forest in the far distance. There are two ceiling light points, two radiators and two doors which lead to the following two rooms.

WALK-IN WARDROBE

2.41m x 2.06m (7' 11" x 6' 9") With shelf and rail to either side, lighting, skylight window and radiator plus low level door to a generously proportioned eaves store measuring 4.67m x 1.37m.



EN-SUITE SHOWER ROOM

2.16m x 2.06m (7' 1" x 6' 9") With three piece suite comprising quadrant shower cubicle, close-coupled WC and wash-basin plus skylight window, towel radiator, light and extractor.

REAR GARDEN

Turfed with paved space, fencing to the boundaries and gated access to the driveway and garage.

ANNUAL SERVICE CHARGE

An annual service charge is payable for the maintenance of open green spaces. The yearly cost is £364.77 per property.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

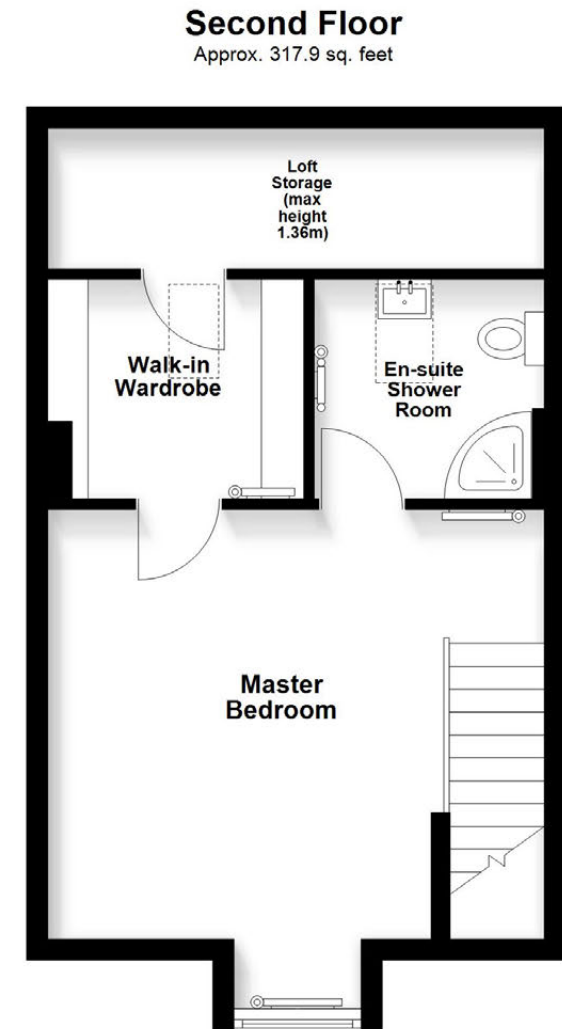
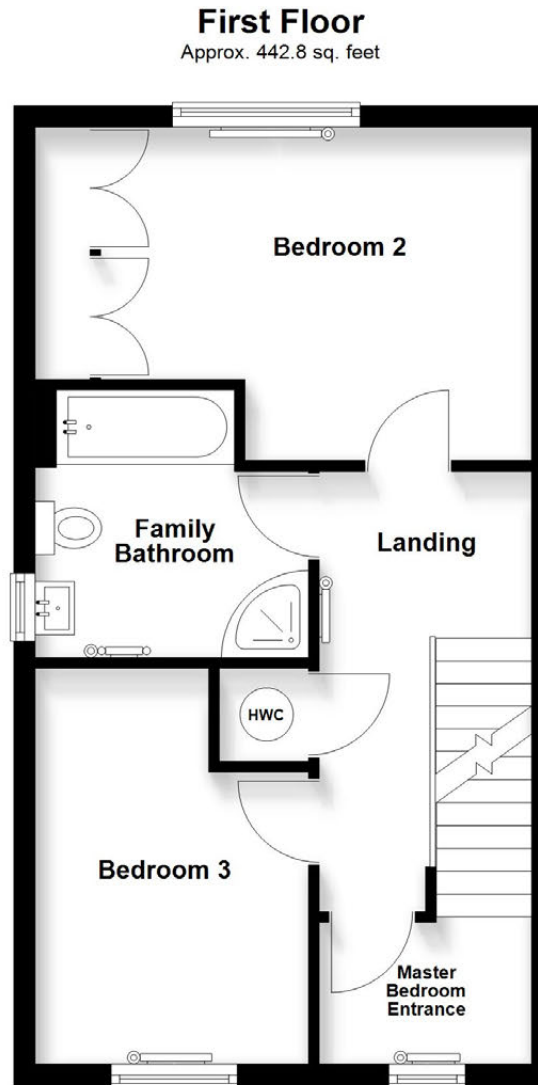
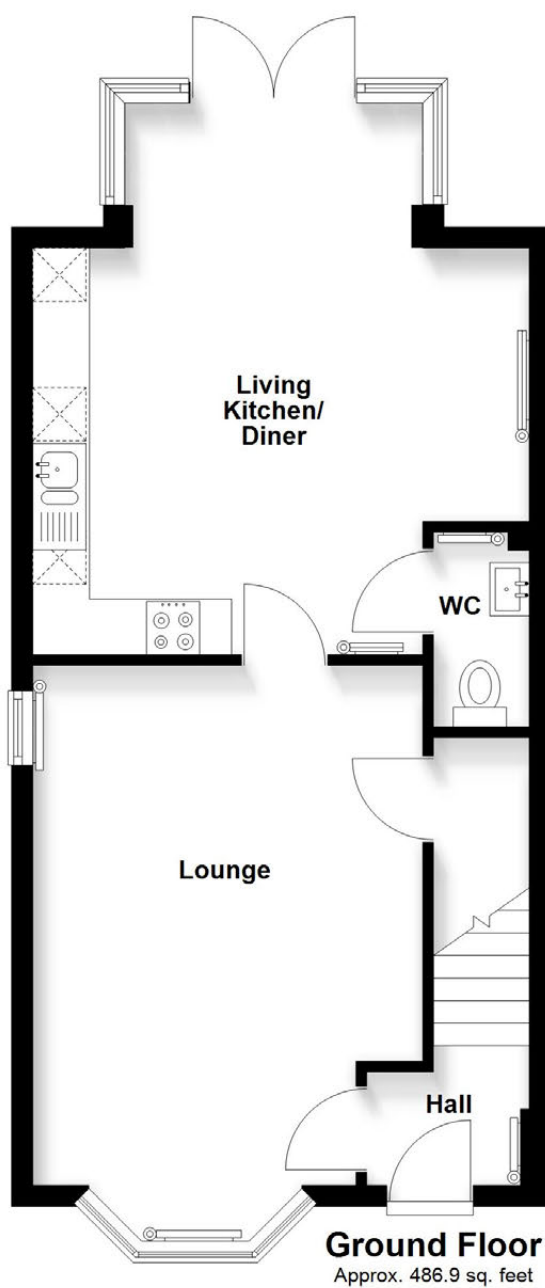


PLOT & FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



Total area: approx. 1247.6 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

