



Gables Lea,  
Sutton Bonington, Loughborough  
LE12 5NW

**£325,000 Freehold**



A RARE OPPORTUNITY TO ACQUIRE A TWO BEDROOM DETACHED BUNGALOW WITH DRIVEWAY AND GARAGE, PERFECTLY POSITIONED IN THE HEART OF SUTTON BONINGTON.

Robert Ellis are pleased to present to the market this well positioned two bedroom detached bungalow, situated in the highly regarded and picturesque village of Sutton Bonington. This attractive home offers well proportioned accommodation throughout, including a spacious open plan lounge diner providing a bright and sociable living space, ideal for both everyday living and entertaining. The conservatory to the rear adds further versatility and enjoys pleasant views over the garden, creating a perfect spot to relax all year round. The property benefits from two well sized bedrooms, a fitted kitchen and bathroom, and offers excellent potential for a purchaser to personalise to their own taste. Externally, there is a driveway providing off road parking, leading to a garage, along with an enclosed rear garden offering a private outdoor space to enjoy. Being located in the heart of this sought after village, with its range of local amenities and excellent transport links, this is a fantastic opportunity to acquire a detached bungalow in a prime location. An early viewing is highly recommended.



### Open Hallway

3'3 x 5'5 approx (0.99m x 1.65m approx)

UPVC double glazed door to the front with inset obscure glazed panels and windows either side, grey carpeted flooring, dado rail and open to:

### Dining Area

9'9 x 8'5 approx (2.97m x 2.57m approx)

Grey carpeted flooring, radiator, ceiling light, coving, dado rail, hatch into the kitchen and open to:

### Lounge

10'4 x 15'1 approx (3.15m x 4.60m approx)

UPVC double glazed picture window to the front, grey carpeted flooring, radiator, ceiling light, two spotlights, TV point, dado rail, coving, fireplace with Glow Worm back boiler.

### Inner Lobby

2'4 x 7'1 approx (0.71m x 2.16m approx)

Vinyl flooring, ceiling light, loft access hatch and doors to bathroom, kitchen, bedrooms and airing/storage cupboard.

### Kitchen

12' x 8' approx (3.66m x 2.44m approx)

UPVC double glazed window and door to the side, vinyl flooring, ceiling fan light, radiator, white Shaker style wall, drawer and base units to three walls with black roll edged work surface over and tiled splashbacks, inset stainless steel sink and drainer, spaces for a washing machine, free standing fridge freezer and free standing cooker.

### Bathroom

6'3 x 7'5 approx (1.91m x 2.26m approx)

Obscure UPVC double glazed window to the side, grey tiled flooring, half tiled walls, radiator, low flush w.c., ceiling light, wash hand basin with mixer tap and vanity cupboard under, panelled bath with electric shower over.

### Bedroom 1

11'4 x 8' approx (3.45m x 2.44m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in wardrobes.

### Bedroom 2

10'4 x 9'1 approx (3.15m x 2.77m approx)

UPVC double glazed sliding door to the conservatory, carpeted flooring, radiator, ceiling light.

### Conservatory

7'4 x 7' approx (2.24m x 2.13m approx)

UPVC double glazed windows overlooking the rear garden, sliding doors to the side leading to the patio and tiled floor.

### Outside

The property sits back from the road with hedging to the front and low maintenance pebbled walk-way leading to the front door. Driveway for at least three vehicles in front of the garage.

To the rear there is a patio area with a lawned area, established shrubs and plants with a greenhouse and shed for storage.

### Garage

7'8 x 16'6 approx (2.34m x 5.03m approx)

Brick built garage with metal up and over door, light and power, door to the side and window to the rear.

### Council Tax

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

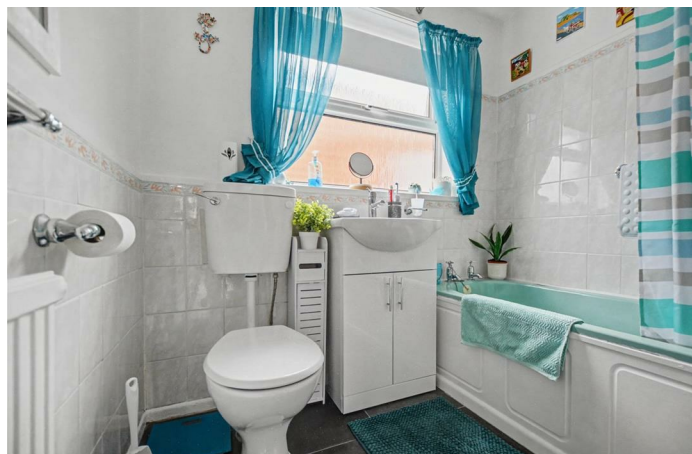
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 76        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 45      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.