



Contemporary three bedroom townhouse

3 The Sidings, Station Road, Sutton Bonington, DE74 2GE

Freehold



Highly desirable village location • Exclusive gated development • Close to major transport networks • Three generous bedrooms, one en-suite • Modern open plan kitchen diner • Allocated car port parking spaces • EPC rating: C

Location

Sutton Bonington lies along the valley of the river Soar and provides local amenities to include a village primary school, two public houses, a medical practice and village shop, with more extensive amenities found in Kegworth, just over 1 mile from the property. The village is 5 miles from East Midlands Airport and 3 miles from East Midlands Parkway train station, offering rail access to London in just 1 hour and 22 minutes. The situation of the property allows easy access to Junction 24 of the M1 Motorway, the M42 to Birmingham and the A50 across to Stoke and the M6.

Description

A striking three bedroom townhouse within an exclusive, gated residential development of just six similar properties which were meticulously converted from the historic station hotel in 2017.

Ground Floor

A slate tiled walkway leads off the parking area to the front of the property and into the tiled entrance hall, which in turn allows access to the ground floor WC and follows onto the living accommodation. There is a sitting room to the front aspect featuring an oak parquet floor, alcove shelving, a double fronted view out and a semi open plan arrangement to the kitchen diner.

The stunning kitchen diner is set to the rear of the property, overlooking the garden with a wood effect tiled floor and full width, floor to ceiling bi-fold doors out. The kitchen itself incorporates a range of high gloss grey base and wall units with solid oak work surfaces and a central chefs island with breakfast bar seating. There are high quality integrated Gorenje appliances throughout the kitchen, to include a 4 ring induction hob set within the island with extractor above, a dish washer, two electric ovens and a fridge freezer. A utility room adjoins the kitchen which provides further base storage, space and plumbing for appliances, a secondary sink and a door out to the side elevation.

First Floor

Stairs ascend from the entrance hall to the first floor landing and onto the bedroom accommodation at this level. The sizeable principal bedroom enjoys a double fronted view to the rear aspect with fitted wardrobes and a fully tiled three piece en-suite shower room, holding a wall mounted wash hand basin, a walk in shower enclosure a low level WC and a chrome heated towel rail.





There are two further double bedrooms off the landing, positioned to the front of the property and a modern bathroom suite, fitted with a wall mounted wash hand basin, a low level WC and a free standing bath with wall taps and a shower head above.

Tenure
Freehold

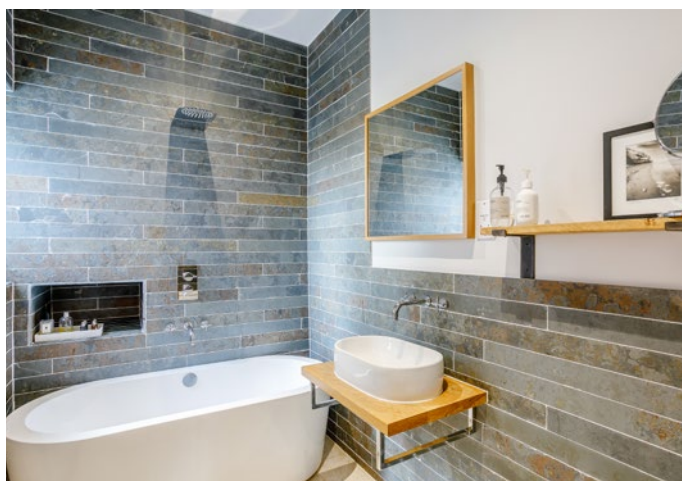
Services
Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing
Strictly by appointment with Savills.

Outside
Electrically operated gates allow access off Station Road, into the development and onto the parking area which is made up of one space within the large car port and one outside, in addition to a gravelled guest parking area.

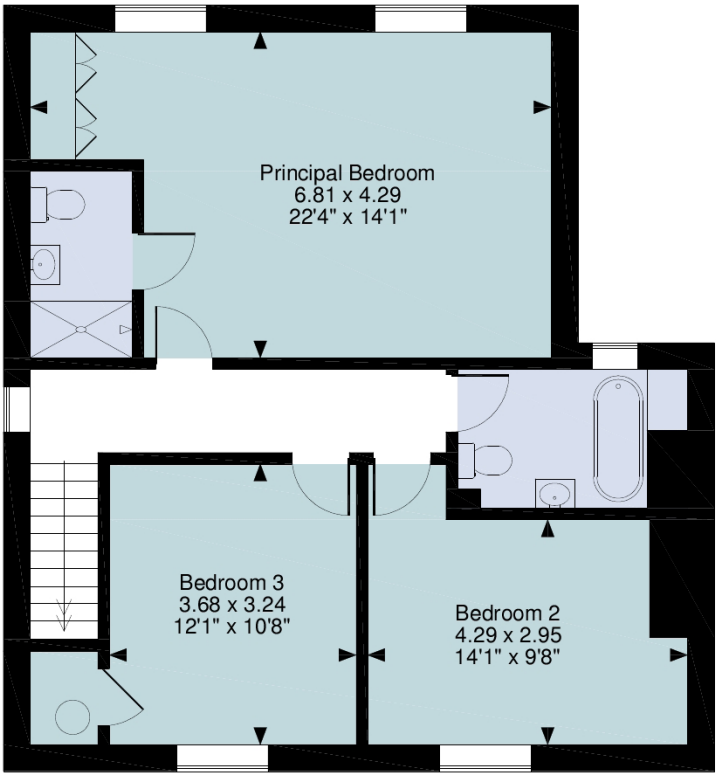
Agents Note
There is a communal charge for maintenance of the electric gates and parking area of £300 per annum.

To the rear of the property is a well landscaped garden comprising a full width slate patio seating area off the kitchen diner, a lawn with central feature olive tree, border planting, a second slate patio to the rear of the garden and a timber built shed with glazed double doors in.

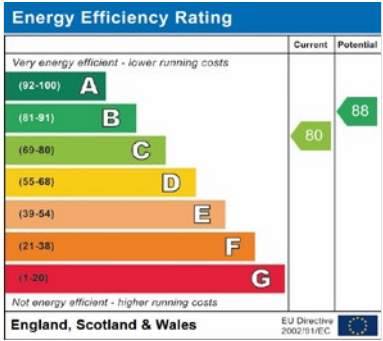




Ground Floor



First Floor



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