



17 Loughborough Road,
Bunny, NG11 6QB

TJ
THOMAS
JAMES

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**** GUIDE PRICE £475,000 - £4785.000 ****

Nestled in the charming village of Bunny, Nottingham, this delightful detached bungalow on Loughborough Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The layout of the bungalow ensures that all rooms are easily accessible, making it a practical choice for individuals of all ages.

The bathroom is thoughtfully designed, catering to the needs of modern living while maintaining a sense of tranquillity. The surrounding area boasts a picturesque setting, with local amenities and beautiful countryside within easy reach, making it an excellent location for those who appreciate both nature and community.

This bungalow presents a wonderful opportunity for anyone looking to settle in village environment while still being close to the vibrant city of Nottingham.

Viewing is highly recommended.

Guide Price £475,000





ACCOMMODATION

Double doors open into the entrance porch. The entrance porch has light, tiled flooring, and a door opening into the entrance hall.

The entrance hall has a radiator, a ceiling light point, open access to the study area, double doors into the lounge, and further doors into the breakfast kitchen, the dining room/sitting room, bedroom three, and the bathroom. There are double doors opening to a porch at the rear, which has tiled flooring, a ceiling light point, and double doors leading out to the rear garden.

The lounge has a window to the front, two ceiling light points, a radiator, and a feature fireplace.

The breakfast kitchen has a range of wall, base and drawer units, a one and a half bowl sink and drainer unit with a mixer tap, space and plumbing for a washing machine, space for full size fridge/freezer, plus an integrated oven, and a gas hob with an extractor hood above. There is a window to the rear, space for a table and chairs, a radiator, a ceiling light point, tiled flooring, and a door opening to the rear.

The dining room/sitting room has a window to the front, a gas fire set in a feature fireplace, a ceiling light point, and a radiator.

Bedroom three has a window to the rear, a ceiling light point, a radiator, and a range of fitted wardrobes.

The bathroom is fitted with a four piece suite comprising a bath, a separate shower cubicle, a wash hand basin with storage below, and a wc. There is a window to the side, and a radiator.

The useful open study area has a range of built in (under stairs) storage cupboards, stairs rising to the first floor, and a radiator.

There are two bedrooms to the first floor, both with two Velux windows to the rear, a ceiling light point, and a radiator.

OUTSIDE

There is gated access to the gravelled driveway, which provides off road parking for multiple vehicles, an in turn gives access to the GARAGE/WORKSHOP (with an up and over door).

The front garden is fully enclosed by hedged boundaries, and is laid mainly to lawn.

To the rear of the property, there is a good size garden, with a patio seating area, a lawned area, mature shrubs, established fruit trees, and a pond.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,103.76.

Referral Arrangement Note

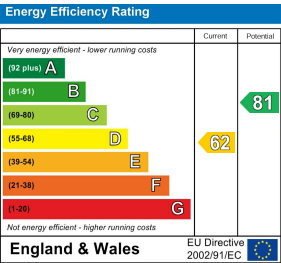
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