



17 Loughborough Road,
Bunny, NG11 6QB

TJ
THOMAS
JAMES

17 Loughborough Road, Bunny, NG11 6QB

**** GUIDE PRICE £450,000 - £465,000 ****

Nestled in the charming village of Bunny, Nottingham, this delightful extended detached chalet-bungalow on Loughborough Road offers a perfect blend of comfort and convenience. Versatile living with three or four 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 chalet-bungalow presents a wonderful opportunity for anyone looking to settle in a village environment while still being close to the vibrant city of Nottingham.

Viewing is highly recommended.

Guide Price £450,000





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

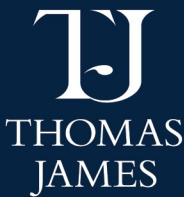
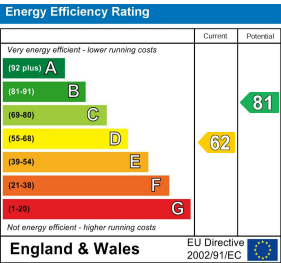
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

