



Cherry Tree Cottage, Bunny Hill,  
Bunny, NG11 6QQ



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Converted approximately three years ago, this semi detached cottage home provides immaculately well presented accommodation arranged over two floors including; an entrance hallway, a dual aspect lounge/dining room with French doors opening to the rear garden, a fitted breakfast kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms (two with built in wardrobes), and the shower room.

Benefiting from gas central heating, the property has a good size garden to the rear, and allocated parking for two vehicles at the front.

Occupying a pleasant courtyard position in the charming south Nottinghamshire village of Bunny, the property backs onto local fields, and is within easy reach of a range of amenities including a well regarded primary school, church and shop, as well as being within commuting distance of Nottingham, Loughborough and Leicester.

Viewing is highly recommended.

Asking Price £329,950





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has a window to the front, a radiator, stairs rising to the first floor, and doors into the breakfast kitchen, the ground floor wc, and the dual aspect lounge/dining room

The breakfast kitchen has a range of Shaker style wall, drawer and base units, under cabinet lighting, a one and a half bowl sink and drainer unit with a mixer tap over, and built in appliances including a dishwasher, a fridge/freezer, and a gas cooker with an extractor fan over. There is a window to the rear, and laminate flooring.

The ground floor wc has a wash hand basin, and a wc.

The dual aspect lounge/dining room has windows to the front and rear, laminate flooring, a radiator, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors into all three bedrooms, and the shower room.

Bedroom one is double in size, has two windows to the rear, a range of built in wardrobes, a ceiling light point, and a radiator.

Also double in size, bedroom two is a dual aspect room with windows to the front and rear, and a radiator.

Bedroom three is single in size, and is currently being used as a dressing room. This room has a window to the rear, a range of built in wardrobes, and a ceiling light point.

Completing the accommodation, the shower room has a large shower cubicle, a wash hand basin set in a vanity unit, and a wc. There is a window to the front, and a radiator.

## OUTSIDE

To the rear of the property there is a good size and well maintained garden, laid mainly to lawn. Backing onto local fields, the garden also houses a large shed/summerhouse.

There is allocated parking for two vehicles at the front of the property.

## Septic Tank

We are informed that there is a septic tank shared with five other properties.

## Council Tax

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,539.44.

## Referral Arrangement Note

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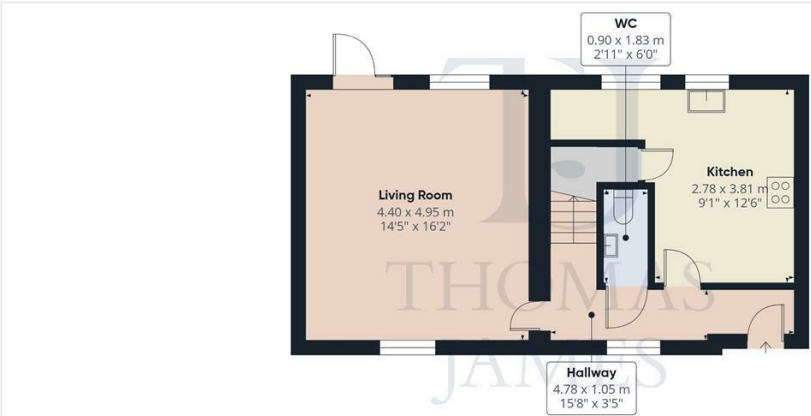
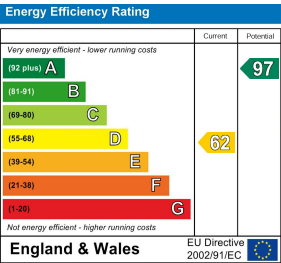


## DISCLAIMER NOTES

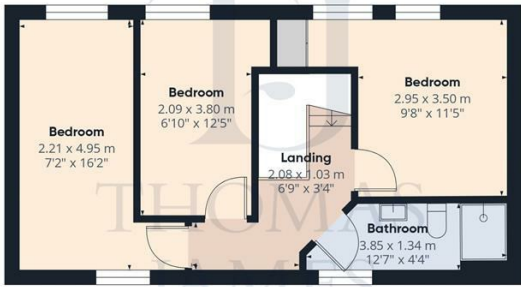
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## MONEY LAUNDERING

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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
85.3 m<sup>2</sup>  
918 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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