

# HoldenCopley

PREPARE TO BE MOVED

St. Winifreds Court, Kingston-On-Soar, Nottinghamshire NG11 0DQ

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**Guide Price £800,000 - £850,000**

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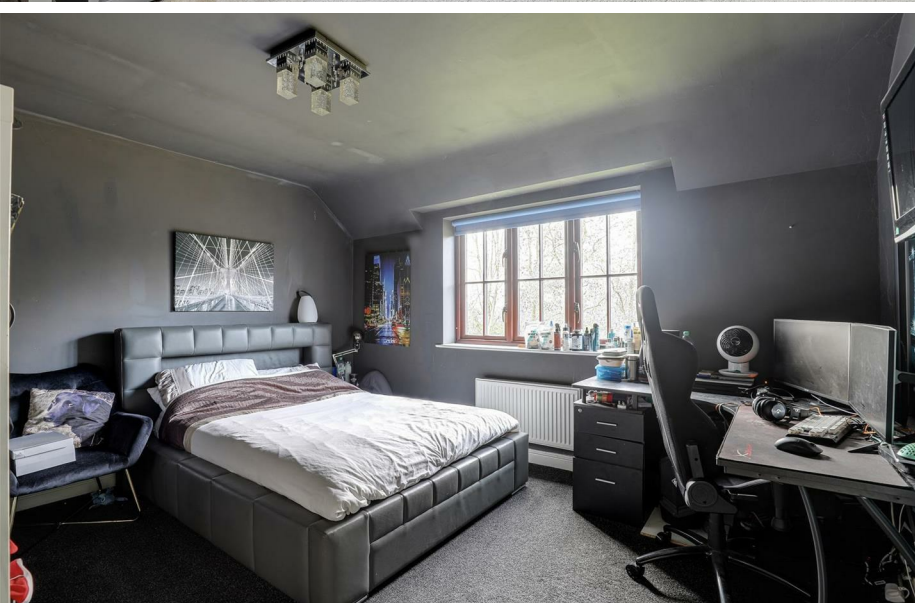
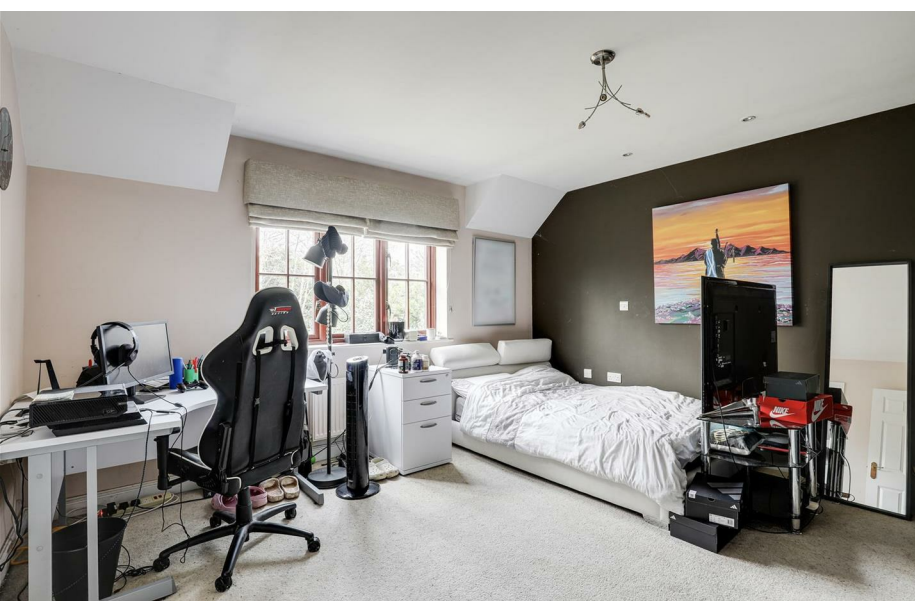


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LOCATION, LOCATION, LOCATION...

Welcome to a splendid five double bedroom detached residence, nestled within the confines of a sought-after gated development, offering both exclusivity and security. This impressive home unfolds its charm from the moment you step into the inviting entrance hall, leading you through a well-appointed living room, a versatile family room, a cosy study/snug and a modern fitted kitchen/diner that caters to both culinary enthusiasts and those who appreciate a stylish dining space. Convenience is key with the inclusion of a utility room and a well-placed W/C on the ground floor. Ascending to the first floor, you'll discover a total of five generously proportioned bedrooms, complemented by a luxurious four-piece bathroom suite. The master and second bedrooms each boast en-suite facilities, adding an extra touch of opulence to everyday living. Outside, the property unfolds its grandeur with a spacious driveway and a double garage, ensuring ample parking and storage solutions. The pièce de résistance is the expansive private enclosed garden, offering a serene oasis for outdoor relaxation, entertaining or potential future enhancements. This residence not only represents a harmonious blend of elegance and functionality but also invites the prospect of further improvements, making it a canvas for personalised luxury living. The Coach House is an integral component of the prestigious St. Winifreds Court development, an exclusive gated community nestled in Kingston On Soar. Comprising only six residences, this enclave was meticulously crafted in 2007 by a renowned local builder. Nestled on the border between Nottingham and Leicester, the charming village of Kingston On Soar enjoys a prime location adjacent to Kegworth. This idyllic setting provides residents with a host of local amenities in Kegworth and is also exceptionally well-situated for commuters, with key transport links in close proximity.





- Detached House
- Five Double Bedrooms
- Four Spacious Reception Rooms
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Four-Piece Bathroom Suite & Two En-Suites
- Double Garage & Driveway
- Generous-Sized Front & Rear Gardens
- Located In An Exclusive Gated Development
- Sought After Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'5" x 14'11" max (5.02 x 4.57 max)

The entrance hall has solid oak flooring, carpeted stairs, a radiator, three double glazed windows to the front and side elevations and a single wooden door providing access into the accommodation

### Living Room

22'8" x 13'7" (6.92 x 4.16)

The living room has solid oak flooring, an exposed brick recessed chimney breast alcove, an oak mantelpiece, a TV point, two radiators, wall-mounted light fixtures and three double glazed windows to the side and rear elevations

### Family Room

16'1" x 15'7" (4.91 x 4.77)

The family room has solid oak flooring, a recessed chimney breast alcove with an oak mantelpiece, two radiators and two double glazed windows to the side elevations

### Study

13'9" x 12'8" (4.21 x 3.88)

The study has solid oak flooring and a double glazed window to the front elevation

### Kitchen/Diner

28'9" x 21'10" (8.78 x 6.68)

The kitchen/diner has a range of fitted light grey base and wall units with worktops, a sink with a drainer and a stainless steel mixer tap, space for a range master cooker, an extractor hood, an integrated under counter fridge and a freezer, an integrated NEEFF dishwasher, tiled splashback, two radiators, tiled flooring with underfloor heating, three double glazed windows to the rear elevation and double French doors providing access to the rear garden

### Utility Room

7'10" x 6'10" (2.39 x 2.10)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, tiled splashback, tiled flooring, a radiator, a double glazed window to the rear elevation and a single door providing access to the rear garden

### W/C

11'0" x 4'9" (3.36 x 1.47)

This space has a low-level dual flush W/C, a countertop wash basin with a mixer tap, a radiator and a double glazed window to the side elevation

## FIRST FLOOR

### Landing

22'9" x 11'3" (6.94 x 3.43)

The landing has carpeted flooring, a large in-built storage cupboard, a radiator, a double glazed window to the front elevation, a loft hatch with a drop down ladder and provides access to the first floor accommodation

### Master Bedroom

20'11" x 16'1" max (6.38 x 4.92 max)

The master bedroom has carpeted flooring, a wide range of fitted wardrobes and storage cupboards, two radiators, recessed spotlights, an exposed wooden ceiling beam, access to the en-suite and two double glazed windows to the side elevations

### En-Suite

7'8" x 7'7" (2.34 x 2.32)

The en-suite has a low-level dual flush W/C, a vanity-style wash basin with a range of storage cupboards and a stainless steel mixer tap, a walk-in shower enclosure with a wall-mounted shower fixture, a radiator, tiled flooring, partially tiled walls and a Velux window

### Bedroom Two

13'7" x 11'4" (4.16 x 3.46)

The second bedroom has carpeted flooring, large fitted sliding door wardrobes, a radiator, recessed spotlights, access to the en-suite and a double glazed window to the rear elevation

### En-Suite

10'11" x 4'4" (3.33 x 1.33)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, tiled flooring, tiled walls, recessed spotlights and a Velux window

### Bedroom Three

13'9" x 11'0" (4.21 x 3.36)

The third bedroom has carpeted flooring, a radiator and a double glazed window to the rear elevation

### Bedroom Four

12'8" x 11'3" (3.88 x 3.45)

The fourth bedroom has carpeted flooring, a radiator and double glazed window to the front elevation

### Bedroom Five

10'1" x 11'0" (3.09 x 3.36)

The fifth bedroom has carpeted flooring, a radiator and a double glazed window to the rear elevation

### Bathroom

10'1" x 8'7" (3.09 x 2.64)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a mixer tap, a tiled bath with a hand-held shower fixture, a fitted shower enclosure with a waterfall-style shower fixture, a radiator, a chrome heated towel rail, tiled flooring, tiled walls, recessed spotlights and a double glazed obscure window to the side elevation

## OUTSIDE

### Front

Electric gates provide access into St Winifred's Court and to the front of the property is a block-paved driveway with access to the double garage which provides ample off-road parking and storage options, a stone paved pathway leading to the accommodation, a large well-maintained lawn, a range of plants and shrubs and courtesy lighting

### Garage

27'6" x 19'6" (8.39 x 5.95)

The garage benefits from lighting, electricity and two up-and-over doors providing access

### Rear

To the rear of the property is a large private enclosed garden with a well-maintained lawn, a range of plants and shrubs, a stone paved patio area, a shed, courtesy lighting, an outdoor tap and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

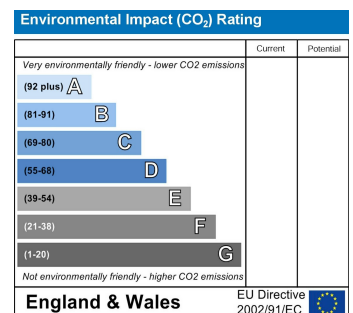
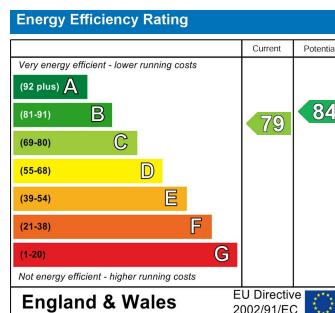
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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