

HoldenCopley

PREPARE TO BE MOVED

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

By Auction £600,000 - £850,000

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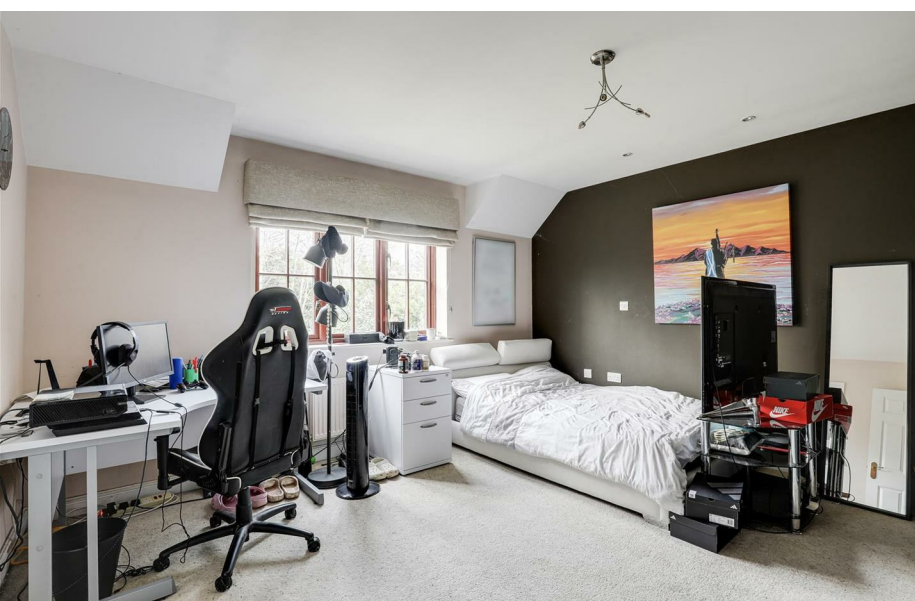


This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £600,000 + Reservation Fee

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 Kegwo





- For Sale by Modern Auction
- 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
- Subject to Reserve Price & Reservation Fee





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 NEFF 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

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade I properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

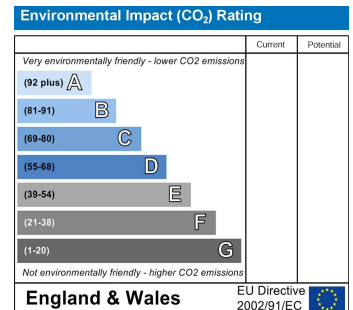
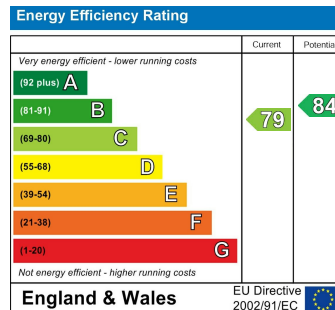
DISCLAIMER

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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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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