

HoldenCopley

PREPARE TO BE MOVED

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

Asking Price £725,000

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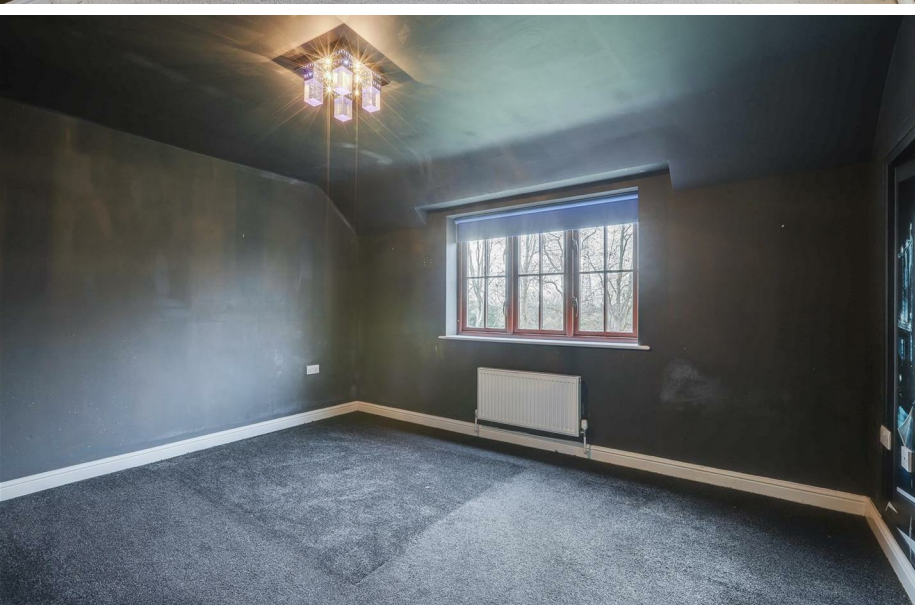


NO UPWARD CHAIN...

Welcome to this five double-bedroom detached residence, nestled within the exclusive and highly sought-after gated development of St. Winifreds Court in Kingston On Soar. Built in 2007 by a renowned local builder, this prestigious enclave comprises just six unique homes, offering a blend of exclusivity, security, and tranquility. The ground floor features a well-appointed living room perfect for relaxation, a versatile family room, a study/snug, and a modern fitted kitchen/diner that caters to both culinary enthusiasts and those who enjoy stylish entertaining, complete with a separate utility room and a W/C. The first floor offers five generously proportioned double bedrooms, providing ample space for family living or hosting guests. Both the master and second bedrooms benefit from en-suite facilities, adding a touch of luxury to everyday living, while a four-piece family bathroom serves the remaining bedrooms. Externally, the property boasts a spacious driveway and a double garage, ensuring ample parking and storage solutions. The expansive private enclosed garden offers a peaceful retreat for outdoor living, making it a perfect setting for families or those seeking serenity. Located on the border of Nottinghamshire and Leicestershire, and adjacent to the charming village of Kegworth, Kingston On Soar combines countryside charm with excellent connectivity.

MUST BE VIEWED





- Detached House
- Five Double Bedrooms
- Three Spacious Reception Rooms
- Modern Fitted Kitchen/Diner
- Utility & W/C
- Four-Piece Bathroom Suite & Two En-Suites
- Double Garage & Driveway
- Generous-Sized Front & Rear Gardens
- Located In An Exclusive Gated Development
- Rural Location





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 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

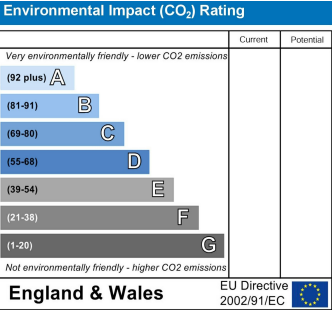
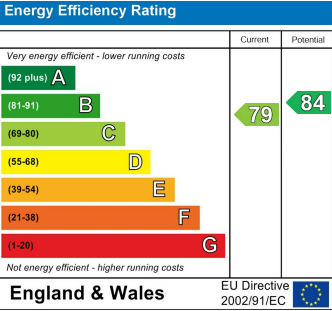
Council Tax Band Rating - Rushcliffe Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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