



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

£830,000

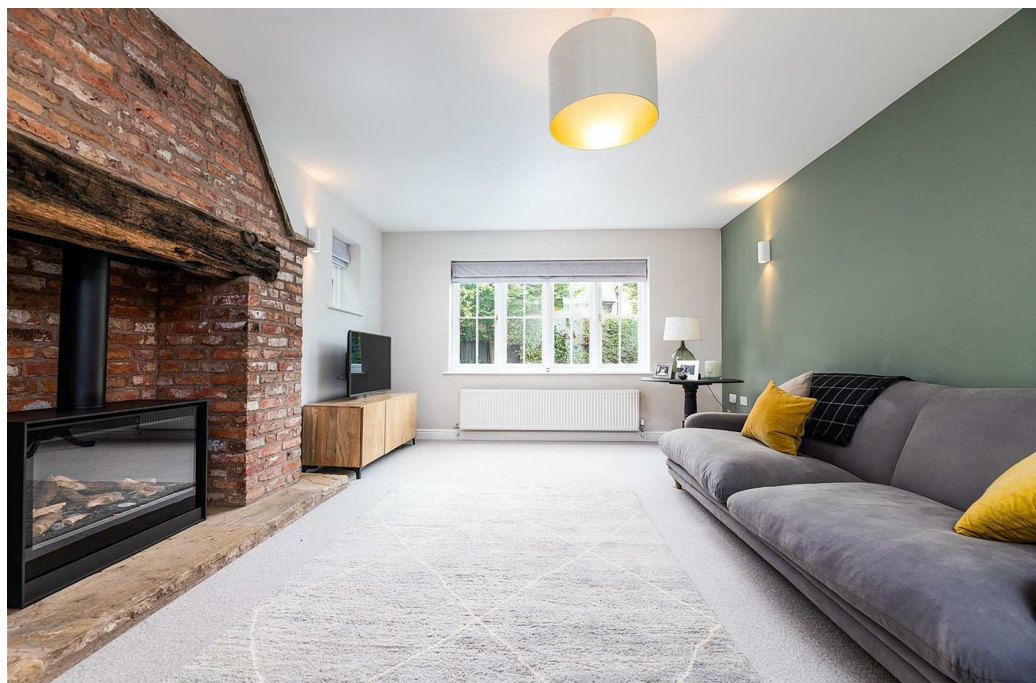
- Gated development
- Wraparound landscaped gardens
- Multiple reception rooms
- Downstairs WC
- 5 spacious double bedrooms
- Double garage and driveway
- Utility room
- 2 ensuites
- High quality finish
- No onward chain

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

Ready to move into and with no onward chain. Impressive 5 bedroom family home in a gated development in the beautiful rural village of Kingston-On-Soar, situated on a generous plot with a wraparound garden. This beautifully finished home has everything a family needs, multiple reception rooms, 5 good sized double bedrooms, 2 ensuites, downstairs toilet, utility room, double garage and much more.



Council Tax Band: G



Ready to move into with no onward chain, this detached family home has been very well maintained by the current owners. Since moving in they have renovated the house including a new kitchen, new utility room, bathrooms, decor and beautiful landscaped gardens. It is a spacious and well finished home with 5 double bedrooms, 2 with enSuites, family bathroom, 4 reception rooms, utility room, downstairs WC, cloakroom, zoned landscaped garden which wraps around the property, double garage and driveway. It is situated on a small gated development.

The home has been tastefully decorated throughout with high quality fixtures fittings and decor. The current owners have made lots of great additions to the home like fitted wardrobes, decking, a show stopping electric fireplace with glass surround and new kitchen and bathrooms. It is turnkey with no work required.

This property is part of the exclusive St Winifreds Court development, a small development of a handful of luxury detached homes. It is gated and secure. It is situated in the small rural village of Kingston-On-Soar, close to the village of Kegworth which has amenities such as a supermarket, GP, chemist, primary school and several shops, restaurants and pubs. Kingston itself is a peaceful village with a church and plenty of countryside walks down the river soar and countryside beyond. This idyllic village is very well located with easy access to Loughborough, Nottingham, Leicester and Derby as well as a short hop to the M1, East Midlands Parkway Railway station with high speed trains to London and the A453.

Ground floor

Living room
20'9" x 12'9"

Large well appointed reception room utilised as a living room, the owners call this their winter lounge and it has an impressive and very realistic wood effect gas fire in an exposed brick feature fireplace. It is well decorated and has a double aspect with views over the garden.

Sitting room
17'6 x 15'6

Large reception room used as the summer lounge. This room is the second largest of the four reception rooms and has a multi fuel burner in an exposed brick feature fireplace and double doors out to the rear garden.

Dining room/Family area

With open plan to the kitchen this reception area has underfloor heating and is currently laid out as a dining room with an 8 seater table and minimalist, modern decor. There is lots of natural light with glass double doors and windows out to the garden.

Kitchen
13 x 10'6

Beautiful modern kitchen put in by the current owners. Modern white gloss units, white worktops, integrated double oven, hob and extractor fan, integrated fridge/freezer,

dishwasher, wine fridge and a sink with mixer tap and drainer. The kitchen is decorated in neutral white with attractive tiles to the walls, flagstone flooring with underfloor heating, spotlighting, window shutters and access through to the utility room through a farmhouse style wooden door.

Study
13 x 11'3

The fourth reception room has flexible use and is a good size. It is currently used as a music room with piano and sitting area but could be used as a home office. It is well decorated in Farrow and Ball green and has shutters to the window.

Utility room
10'6 x 8'6

Useful utility room with additional white gloss units, an additional sink with mixer tap and drainer and washing machine. There are grey tiles to the floor, shutters to the window, contemporary grey decor, a modern radiator and access through to the garden and to the double garage.

WC
10 x 4

Spacious ground floor WC renovated by the current owners. Modern suite with vanity hand basin and WC. The room is finished with white tiles to the walls, grey decor and shutters to the window.

Cloakroom
10 x 3'9

A fabulous cloakroom with fitted storage, coat hooks and shoe storage.

First floor

Master bedroom
14'9 x 13'9

A spacious double bedroom with high vaulted ceiling, beautiful decor, grey gloss fitted wardrobes and a stunning renovated modern ensuite.

Master ensuite
9 x 6'6

Stunning shower room with floor to ceiling contemporary grey tiling, a double walk in shower, WC and vanity hand basin. There are shutters to the window and spotlighting.

Bedroom 2
12'9 x 11'3

Currently laid out as a study, this spacious double bedroom has modern grey decor and shutters to the window.

Bedroom 3
12'9 x 10'6

Spacious double bedroom with a double aspect currently laid out as a twin guestroom. Beautifully finished in Farrow and Ball's Setting Plaster with lovely shutters to the windows.

Bedroom 4

11'6 x 10'3

Spacious double bedroom currently used as a guestroom with neutral decor.

Bedroom 5

13 x 11'9

The second master bedroom this is the second largest bedroom and is another spacious double with modern decor, vaulted ceiling and an ensuite shower room.

Ensuite

12'9 x 5'3

Large ensuite shower room with a corner shower, WC and hand basin, floor to ceiling tiling, a wall mounted vanity mirror and spotlighting.

Bathroom

10'3 x 10'3

Stunning family bathroom which has been renovated by the current owners. It has a shower cubicle with glass doors and rainfall shower, luxury freestanding bath, hand basin with vanity unit, modern WC with hidden cistern and modern towel rail style radiator. The bathroom has parquet flooring, white marble effect wall tiles, grey paintwork, spotlighting and a large fitted mirror with lighting. There are shutters to the window.

Exterior

Double garage

19'6 x 19'3

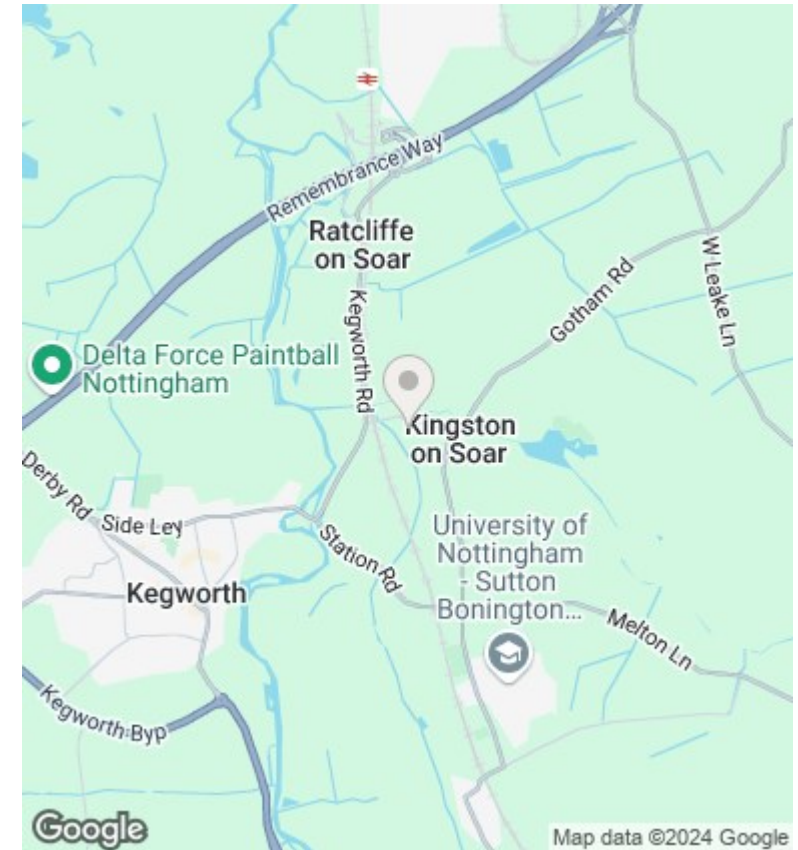
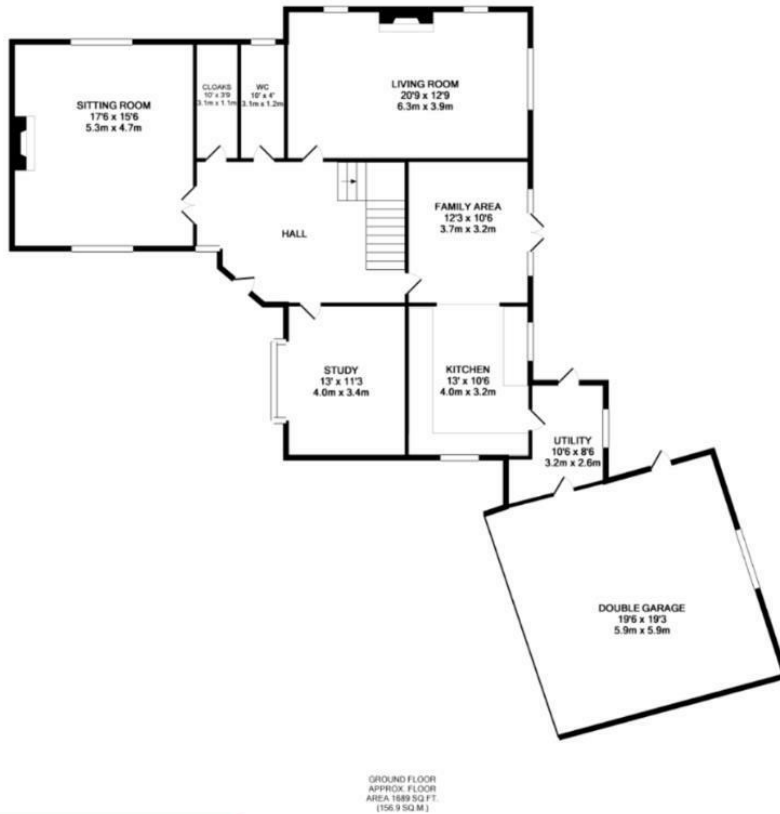
Double garage with two up and over doors. The garage has power and light and is currently used for storage and has a laundry area to the rear with tumble dryer and storage. It is big enough to store vehicles and has an adjacent private driveway for multiple vehicles.

Gardens

The beautiful gardens are low maintenance and wrap around the house, so there is always somewhere to enjoy the sun. The main section of the garden to the rear has been landscaped and has an area of lawn, hedged boundary, patio, gravelled pathways, a dining area and beds with some ornamental trees and shrubs. There is another garden area referred to as the 'Gin garden' by the current owners, it benefits from evening sun and has a seating area and lawns. There is a third garden area adjacent to the driveway which is laid to lawn. The gardens are beautiful and ready to enjoy without too much maintenance and plenty of privacy.







Directions

Viewings

Viewings by arrangement only. Call 01509 674140 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	