



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

Offers Over £700,000

- Small gated community
- Family bathroom and 2 Ensuites
- Downstairs WC
- Generous sized gardens
- Rural location
- 5 Double Bedrooms
- Utility room
- Modern kitchen
- Double garage & driveway offering plenty of off road

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

Excellent opportunity to own a five double-bedroom detached family home in a small gated development in the beautiful rural village of Kingston-On-Soar, situated on a generous sized plot.

This property 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:



OVERVIEW

This family home is part of the exclusive St Winifred's 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.

The property is very spacious with 5 double bedrooms, which includes 2 of them benefiting from ensuite shower rooms, family bathroom, multiple reception rooms, utility room, downstairs WC, enclosed rear garden, double garage and driveway offering plenty of off road parking.

GROUND FLOOR

Entrance

16'5" x 14'11"

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.

Lounge

22'8" x 13'7"

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.

Reception Room

16'1" x 15'7"

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"

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

Kitchen Diner

28'9" x 21'10"

The kitchen diner has a range of fitted light grey base

and wall units with worktops, 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

7'10" x 6'10"

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.

Downstairs WC

11'0" x 4'9"

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.

1st FLOOR

Landing

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"

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.

Ensuite (Master Bedroom)

7'8" x 7'7"

The ensuite 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 2

13'7" x 11'4"

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

Ensuite (Bedroom 2)

10'11" x 4'4"

The ensuite 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 3

13'9" x 11'0"

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

Bedroom 4

12'8" x 11'3"

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

Bedroom 5

10'1" x 11'0"

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

Family Bathroom

10'1" x 8'7"

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.

EXTERIOR

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.

Rear

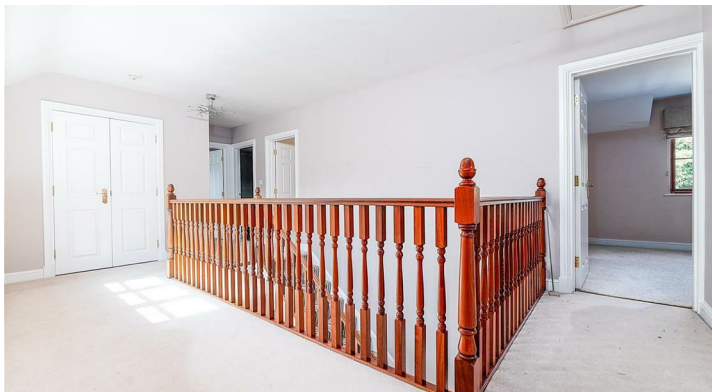
To the rear of the property is a large private enclosed garden including a range of plants and shrubs, a stone paved patio area, a shed, courtesy lighting, a lawn, an outdoor tap and panelled fencing.

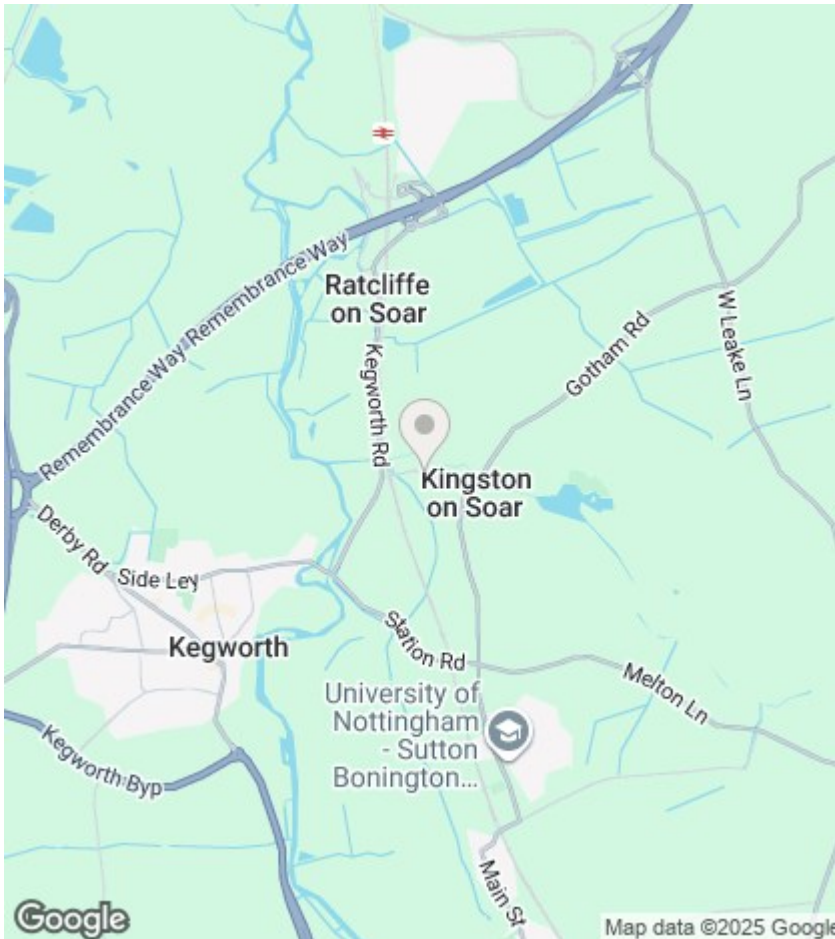
Garage

27'6" x 19'6"

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







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

▼ Ground Floor

▼ 1st Floor



It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.