

DISTINCTIVE
HOMES
by



Elton Manor

Sutton Lane, Elton, NG13 9LA

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Built by the current owners, this exquisite home blends traditional charm with contemporary luxury. Internally, the home offers versatile living spaces across three floors, complemented by a cinema room and bar. The westerly-facing rear garden ensures sun-drenched outdoor spaces, while the parkland-style grounds provide a serene setting.

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A magnificent three-story detached family home in a sought-after village, offering 7,200 sqft of versatile living space. Set within 1.4 acres of landscaped grounds, the property has dual electric gate access with sweeping driveways at both the front and rear. The beautifully established gardens create a parkland-style setting.

A striking oak entrance door leads into an impressive reception hall with a contemporary oak and glass staircase, quartz granite steps, and garden views. French doors open onto a decked terrace, complemented by a porcelain-tiled floor.

The open-plan sitting room/dining room is a spacious, T-shaped area featuring a walk-in bay window, bi-fold doors, and a contemporary solid fuel stove.

The dining/living kitchen is a modern, open-plan space with sleek cabinetry, granite surfaces, and integrated appliances including a coffee machine, dual-fuel range, wine cooler, fridge freezer, and dishwasher.

The Swimming Pool Room features a graded-depth pool, three glass roof lanterns, ceiling-mounted speakers, a dehumidifier, and a quartz granite bar. Bi-fold doors open to a walled courtyard and rear garden.

Additional features include changing/shower facilities, a steam room, sauna, WC, plant room, utility room, and a gym (originally designed as a double garage).

To the basement there is a bar area that includes a granite counter, beer dispensers, and a mirrored optic storage. The cinema room has a ceiling-mounted projector, LED downlit ceiling, and upholstered walls.





A teenager/nanny suite (approx. 400 sq. ft.) includes a reception area, bedroom, and en-suite facilities—ideal for guests, extended family, or as a private office.

To the first floor the galleried landing offers dual-aspect views and access to a glass and brushed steel balcony.

The master bedroom features a private balcony, fitted wardrobes, and an en-suite bathroom with a shower enclosure, rainwater showerhead, freestanding bath, WC, and quartz-tiled splashbacks.

Additional first-floor bedrooms include bedroom 2 which has a Juliet balcony and en-suite shower room. Bedroom 3 overlooks the front garden with an en-suite bathroom featuring a roll-top bath, WC, and pedestal washbasin.

On the second floor the landing offers eaves storage and skylights and four further double bedrooms and two full bedroom suites.

The village of Elton offers a church and a renowned pub/restaurant. The A52 provides easy access to Nottingham, Leicester, Grantham, the A1, and M1. The neighbouring village of Orston has an excellent primary school, with secondary education available at Toothill School in Bingham or The King's Grammar School and South Kesteven in Grantham. The area offers outstanding countryside walks and bridleways to the Vale of Belvoir.







First Floor
Approx 199.4 sq. metres (2146.6 sq. feet)

Ground Floor
Approx 324.1 sq. metres (3488.3 sq. feet)



Second Floor
Approx 182.6 sq. metres (1968.2 sq. feet)



Total area: approx. 668.6 sq. metres (7196.5 sq. feet)





Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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