

# St. Winifreds Court

Kingston-on-soar  
Nottingham  
NG11 0DQ

**Guide Price £735,000**



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Detached house
- Circa 3,000 sqft
- 5 Bedroom
- 3 Bathrooms
- Large garden
- Driveway and double garage
- Gated development
- No onward chain
- Council tax - Band G
- Tenure - Freehold



0115 841 1155



Location



Gallery



Video



Contact

## St. Winifreds Court, [Kingston-on-soar](#), Nottingham, NG11 0DQ

The Coach House is part of the exclusive St. Winifred's Court, a gated development in Kingston on Soar, comprising just six properties built in 2007 by a highly regarded local builder. Spanning approximately 2,980 sq. ft., the home offers generous living spaces, five double bedrooms, and well-maintained gardens. Additional features include off-street parking, a double garage, and potential for a loft conversion (subject to planning consents).

The spacious entrance hall, laid with solid oak flooring, leads to a charming study/snug at the front. The kitchen overlooks the rear garden and features light grey cabinetry, integrated appliances, and a range-style oven. A utility room provides extra storage, a secondary sink, and space for additional appliances. The dining room, semi-open to the kitchen, has tiled flooring and French doors opening to the garden. The dual-aspect sitting room features a solid oak floor and a brick-built fireplace with a log burner. A playroom, finished to a similar standard, also has a brick fireplace with log burner infrastructure. A ground floor WC completes the layout.

All five bedrooms are doubles, with two enjoying en-suite bathrooms. The principal suite is an impressive dual-aspect room with vaulted ceilings, a walk-through dressing area with fitted wardrobes, and a three-piece en-suite featuring a large walk-in shower. Bedroom two also benefits from an en-suite and built-in wardrobe. The family bathroom, serving bedrooms three, four, and five, is fully tiled and includes a bath, separate shower, vanity sink, WC, and heated towel rail.

St. Winifred's Court is accessed via electric gates leading to a private block-paved road. The Coach House includes two off-street parking spaces and a double garage with power, lighting, and rear access. The front garden has a hedged lawn and a paved perimeter pathway, while the west-facing rear garden features a lawn, patio seating area, and a mature tree-lined boundary.







0115 841 1155



Location



Gallery

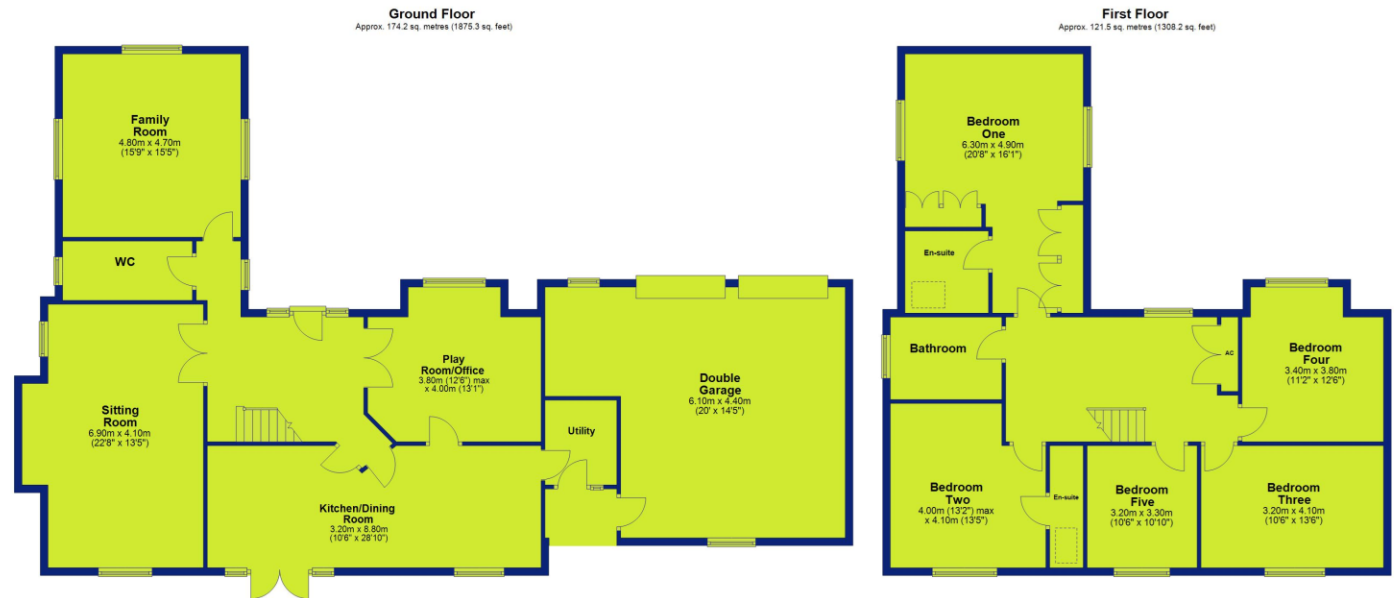


Video



Contact

St. Winifreds Court, [Kingston-on-soar, Nottingham, NG11 0DQ](#)



Total area: approx. 295.8 sq. metres (3183.4 sq. feet)



0115 841 1155



Location



Gallery



Video



Contact

St. Winifreds Court, [Kingston-on-soar, Nottingham, NG11 0DQ](#)



## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>84 B</b>
69-80	<b>C</b>	<b>79 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.