

DISTINCTIVE
HOMES
by



Church View Grove

Rempstone, LE12 6WR

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A truly stunning property built by Cairns Heritage Homes as part of this exclusive gated development, sitting on a plot of circa 0.33 acres with just under 5,000 sqft of accommodation and with an outstanding energy rating of A.





Ground Floor:

- Entrance hall
- Kitchen/dining and family room
- Living room with vaulted ceilings
- Study and snug
- Master bedroom with en-suite and dressing room
- 2nd Bedroom with en-suite
- Bootroom and WC
- Utility room

First Floor:

- 4 Double bedrooms
- En-suite shower room
- Family bathroom

Grounds:

- Double garage
- Parking
- Patio
- Large rear garden
- EPC - Band A
- Tenure - Freehold
- Council tax - Band G





The house benefits from underfloor heating throughout with zonal heating controls, CCTV, and a 12Kw solar panel system that means there is an outstanding energy efficiency rating of Band A. There are also bus services to Nottingham High School and Loughborough Schools Foundation.

The accommodation comprises entrance hallway that gives views directly through to the garden, a 26 ft living room with vaulted ceilings and bifold doors onto the patio and garden. From the entrance hallway is the office, snug, boot room with WC and access to the double garage. The stunning kitchen provides a large island with breakfast bar, dining, and large family area with bifold doors onto the patio. Behind the kitchen is a large utility room and a hallway. From the hallway is the master bedroom with en-suite shower room and dressing room. There is an additional spacious bedroom with an en-suite bathroom. This bedroom is self-contained, as well as having access from the house and would make an ideal annex.

To the first floor up a wonderful staircase with full length windows on to the garden there are four additional bedrooms, an en-suite shower room and family bathroom.

Outside to the front is parking for a number of cars. To the rear is a large patio and garden laid to lawn that backs onto woodland.







Total area: approx. 447.0 sq. metres (4811.3 sq. feet)



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Distinctive Homes by FHP Living

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Score	Energy rating	Current	Potential
92+	A	96 A	96 A
81-91	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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