



ELITE HOMES

Consultative Estate Agents with Integrity



Swift House, Main Street, Thoroton, Nottinghamshire
NG13 9DR

Key Features

- Approximately 2,800 sq. ft. of versatile accommodation
- Built in 2020 by a highly regarded local developer
- Four double bedrooms, including luxury principle bedroom suite enjoying field views and ground floor guest suite with en-suite
- Stunning open-plan living/dining kitchen with high quality finish and bi-fold doors
- Fitted wardrobes and bedroom furniture throughout
- Air source heat pump, underfloor heating and excellent EPC rating (91 B / 95 A)
- Attractive sitting room with vaulted ceiling and log burner
- Detached garden office/summer house with mains electricity
- Generous plot with landscaped gardens (south west facing), paddock views, gated driveway and double garage
- Previous planning approval for a single-storey rear extension, demonstrating further potential (subject to consents)

Overview

An exceptional executive home combining modern and traditional features and energy efficiency credentials. Located in a sought-after peaceful village, offering approximately 2,800 sq. ft. of beautifully presented and highly versatile accommodation.

Accommodation

This immaculately presented home, occupies a generous plot and benefits from an energy-efficient air source heat pump, underfloor heating to the ground floor, an excellent EPC rating helping to keep running costs low and an alarm system with 3 cameras.

Built in 2020 and designed to a high specification with modern family living in mind, this impressive property offers four double bedrooms, including a generous ground-floor double bedroom with en-suite, ideal for multi-generational living, guests or teenagers.

All bedrooms benefit from quality fitted wardrobes and bedroom furniture, providing excellent storage throughout. The spacious layout centres around a superb open-plan living/dining kitchen featuring quality Hacker cabinetry, Silestone worktops, integrated Neff appliances and bi-fold doors opening onto the garden.

Further accommodation includes an attractive sitting room with vaulted ceiling, bi-fold doors to the garden and log burner, a stylish home office/snug, utility room and cloakroom. A striking entrance hall with vaulted ceiling and oak staircase leads to three first-floor double bedrooms, including a luxurious principal suite with dressing room and en-suite, plus a family bathroom.

To the rear of the garden is a self-contained home office which has mains electricity installed. This would be ideal for anyone who wishes to work from home. The building enjoys a south facing aspect and can also double up as a summer house.

Outside there is a large, gated driveway, double garage and immaculately landscaped gardens with a delightful aspect backing onto paddocks. The rear garden is south west facing enjoying sunshine all through the afternoon, immaculately landscaped to offer a relaxing low maintenance space, featuring a large patio, lawn and pergola.

Planning Information

Planning permission was previously granted for a sympathetic single-storey rear extension (RBC Ref: 21/02174/FUL). Although this consent has now lapsed, it demonstrates the property's potential for further enlargement, subject to the necessary consents.

Location

Situated within the Thoroton Conservation Area, Thoroton is a highly regarded and picturesque village set within the Vale of Belvoir. Everyday amenities can be found in the neighbouring villages of Orston, Aslockton and Flintham, including well-regarded primary schools.

Aslockton railway station provides direct links to Nottingham and Grantham, with high-speed services from Grantham reaching London King's Cross in just over an hour.

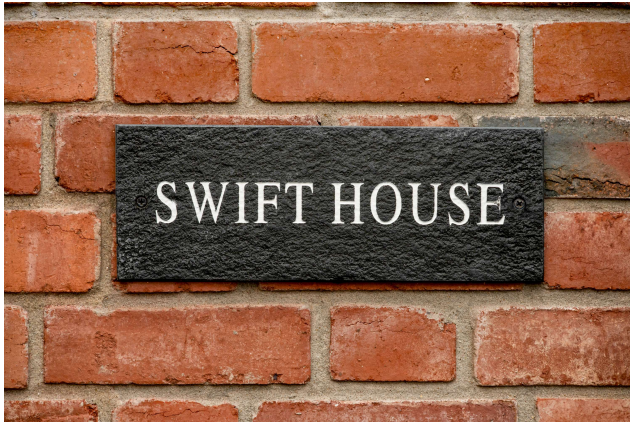
The nearby market town of Bingham offers an excellent range of shops, supermarkets, cafés, healthcare facilities, leisure centre and secondary schooling.

The village is also well placed for commuters, with convenient access to the A52, A46, A1 and M1.

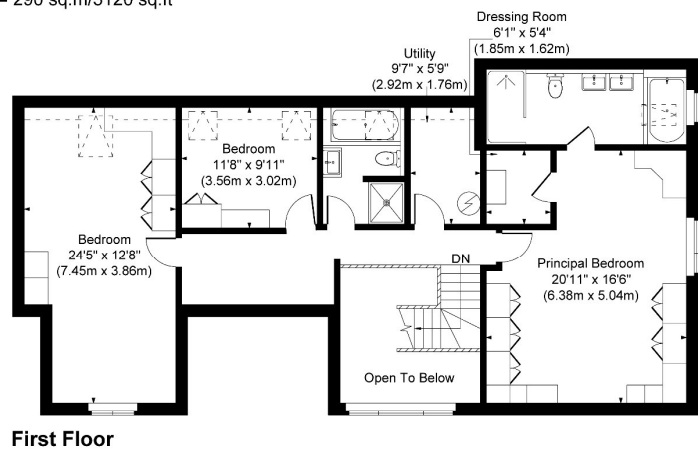
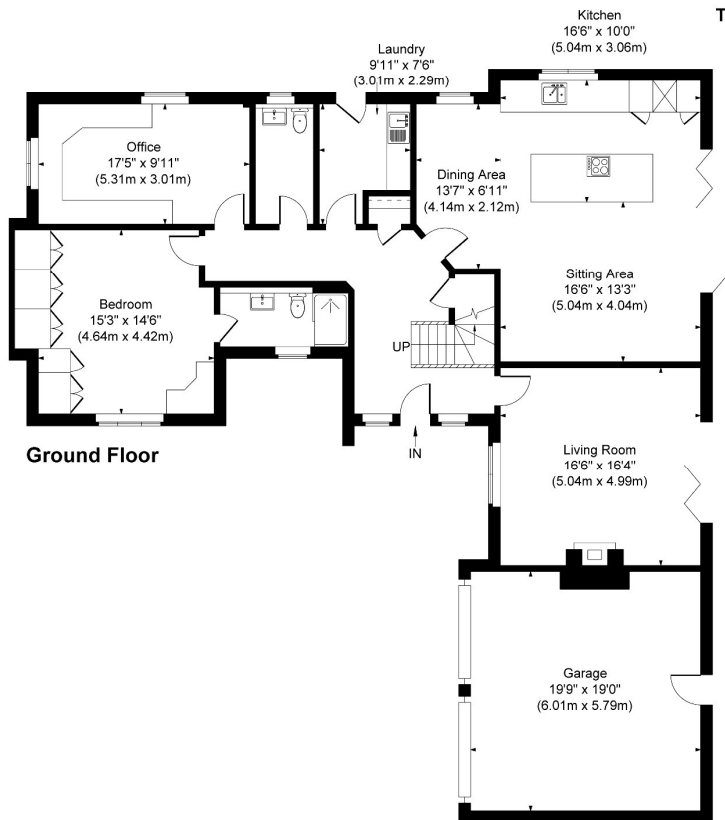
Council Tax Band: G







Swift House, Thoroton
Approximate Gross Internal Area
Main House = 255 sq.m/2745 sq.ft
Garage = 35 sq.m/375 sq.ft
Total = 290 sq.m/3120 sq.ft



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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