



**Holly Farm Cottage Main Street, Thoroton,
Nottinghamshire, NG13 9DS**

£415,000

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- Approaching 1,500 Sq.Ft.
- 2 Reception Areas
- Utility & Separate Boot Room
- Ample Off Road Parking
- Significantly Extended
- 4 Bedrooms
- Ensuite & Main Shower Room
- Ground Floor Cloak Room
- Established Enclosed Rear Garden

We have pleasure in offering to the market this deceptive, traditional, semi detached home which offers an excellent level of accommodation approaching 1,500 sq.ft. having been extended to create a versatile layout. The property provides two main reception areas and four bedrooms, the master of which benefits from ensuite facilities, and separate main shower room.

The property is tastefully presented throughout having seen a general programme of modernisation over the years with its excellent accommodation being large enough to accommodate families but could well appeal to a wider audience, whether that be from professional couples or even those downsizing from larger dwellings looking for a well maintained, traditional home in a pretty village setting.

The accommodation comprises an initial entrance hall with sitting room off and a fantastic, open plan, L shaped living/dining kitchen which will undoubtedly become the hub of the home, benefitting from a dual aspect with access out into the garden. Leading off the kitchen is a generous utility room, an additional boot room providing fantastic storage and a useful ground floor cloak room. To the first floor, leading off a central landing with a good level of integrated storage, are four bedrooms, all potentially large enough to accommodate double beds, and a separate main shower room. In addition the main bedroom benefits from a contemporary shower room.

As well as the internal accommodation the property occupies a delightful edge of village setting, offering a generous frontage providing a considerable level of off road parking and, to the rear, a south to easterly facing enclosed garden, well stocked with a range of trees and shrubs.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

THOROTON

Thoroton is a small village and amenities are available in the adjacent villages of Orston, Aslockton and Flintham including highly regarded primary schools, there is a railway station at Aslockton which links to Nottingham and Grantham and from Grantham a high speed train to Kings Cross in just over an hour. Further facilities can be found in the nearby market town of Bingham including a range of shops, doctors and dentists, leisure centre and secondary school. The village is convenient for commuting via the A52 and A46 for the cities of Nottingham and Leicester with good road links to the A1 and M1.

A COMPOSITE ENTRANCE DOOR WITH GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

7'5" x 4'8" (2.26m x 1.42m)

Having oak effect flooring, staircase rising to the first floor and further engineered oak doors leading to:

SITTING ROOM

12'8" x 13' (3.86m x 3.96m)

A pleasant reception having aspect to the front with double glazed window, the focal point to the room being an attractive fireplace with flagstone hearth, inset solid fuel stove and timber mantel above.

OPEN PLAN L SHAPED LIVING/DINING KITCHEN

22'10" max x 17'6" max (6.96m max x 5.33m max)

A fantastic, well proportioned, open plan space which provides both a living and dining area linking through into the kitchen which, combined, creates a light and airy dual aspect room with double glazed windows to the front and rear. The initial living/dining space having attractive exposed brick fireplace with flagstone hearth, alcoves to the side, continuation of the oak effect flooring, useful under stairs storage cupboard, contemporary column radiator and space for both living and dining. This area is, in turn, open plan to the kitchen which is fitted with a range of solid wood hand painted units with granite preparation surfaces, having ceramic sink and drain unit with brush metal mixer tap and granite upstands, integrated appliances including dishwasher and under counter fridge, space for free standing LPG gas range, double glazed windows and French doors into the garden. In addition there is a useful under stairs pantry which provides a good level of storage.

A further door leads through into:

UTILITY ROOM

12'5" x 7'10" (3.78m x 2.39m)

Having fitted wall and base units with brush metal fittings and L shaped configuration of laminate preparation surfaces, stainless steel sink and drain unit with chrome mixer tap, plumbing for washing machine, space for tumble dryer, floor standing oil fired boiler, double glazed window and exterior door into the garden.

A further door leads through into:

BOOT ROOM/UTILITY AREA

9' x 5'11" (2.74m x 1.80m)

A well proportioned space providing an excellent level of storage and having room for further appliances and a further door leading to:

GROUND FLOOR CLOAK ROOM

5'10" x 3'3" (1.78m x 0.99m)

Having a two piece suite comprising close coupled WC and pedestal washbasin and double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above as well as having an excellent level of storage with two built in wardrobes and further engineered oak doors leading to:

BEDROOM 1

12'8" x 12'9" (3.86m x 3.89m)

A well proportioned double bedroom benefitting from ensuite facilities having double glazed window to the front and further door leading to:

ENSUITE SHOWER ROOM

7'3" x 5'9" (2.21m x 1.75m)

Having a contemporary suite comprising large quadrant shower enclosure with curved double doors and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin and double glazed window to the side.

BEDROOM 2

14'2" x 11'3" (4.32m x 3.43m)

A further double bedroom having useful over stairs cupboard and double glazed window to the front.

BEDROOM 3

11'4" x 8'9" (3.45m x 2.67m)

The room would be large enough to accommodate a double bed but provides a generous single room having aspect into the rear garden with double glazed window.

BEDROOM 4

12'7" x 7'7" (3.84m x 2.31m)

Currently utilised as a home office but would make an excellent fourth bedroom having a pleasant aspect into the rear garden and double glazed window.

MAIN SHOWER ROOM

8' x 8' (2.44m x 2.44m)

A well proportioned space that has been tastefully modernised with a contemporary suite comprising large walk in shower enclosure with initial drying area, glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin with tiled splash backs, contemporary towel radiator and double glazed window with aspect into the rear garden.

EXTERIOR

The property occupies a pleasant position close to the entrance to this small village, set back behind an open plan frontage which is partly laid to lawn with block set edging and central, mainly block set driveway, which provides a considerable level of off road parking and leads to the front door. To the fore of the property are established borders with mature trees and shrubs and a timber courtesy gate to the side which gives access to a useful area to the side

of the property with flagstone paving, a useful timber storage shed and weather proof power socket. This area, in turn, leads into a south easterly facing rear garden that offers a good degree of privacy having initial flagged terrace with block set edging, central lawn, well stocked perimeter borders with a range of established trees and shrubs and also encompassing a useful timber storage shed.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity and water. Central heating is oil fired. Drainage is private (septic tank). (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

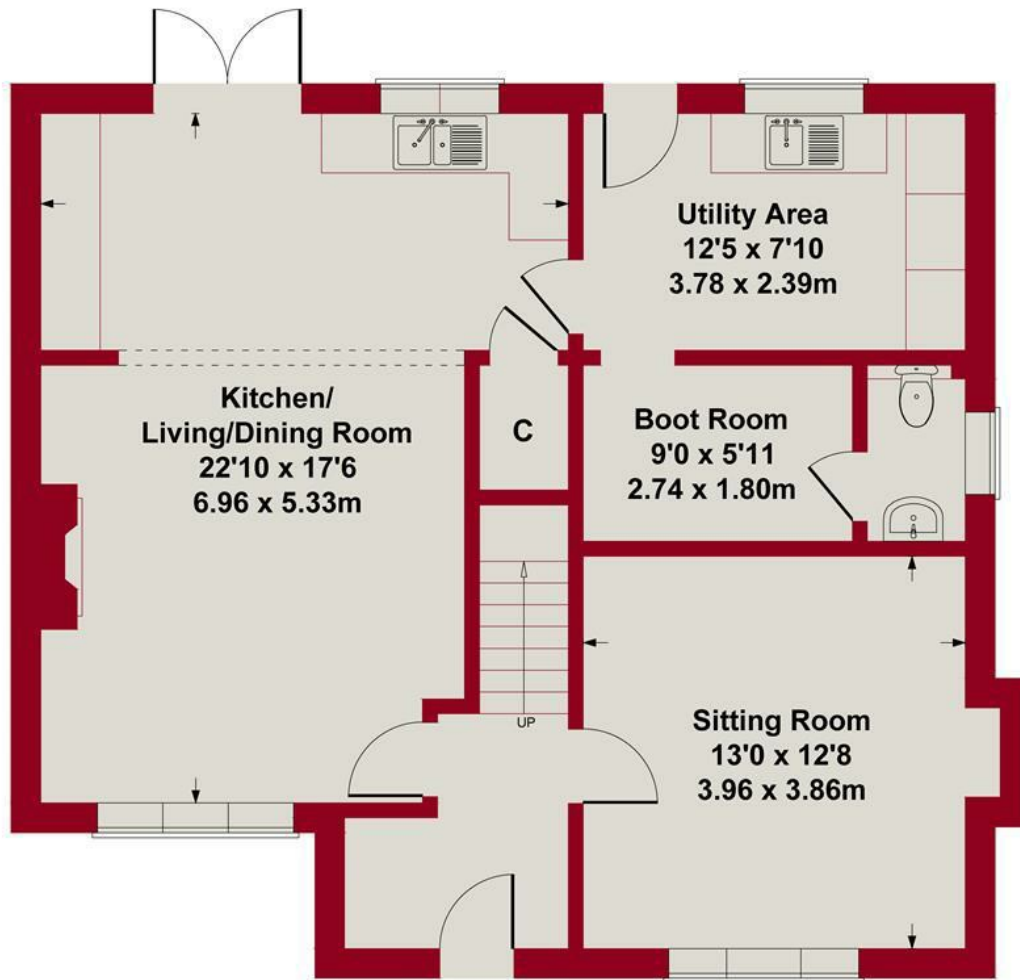




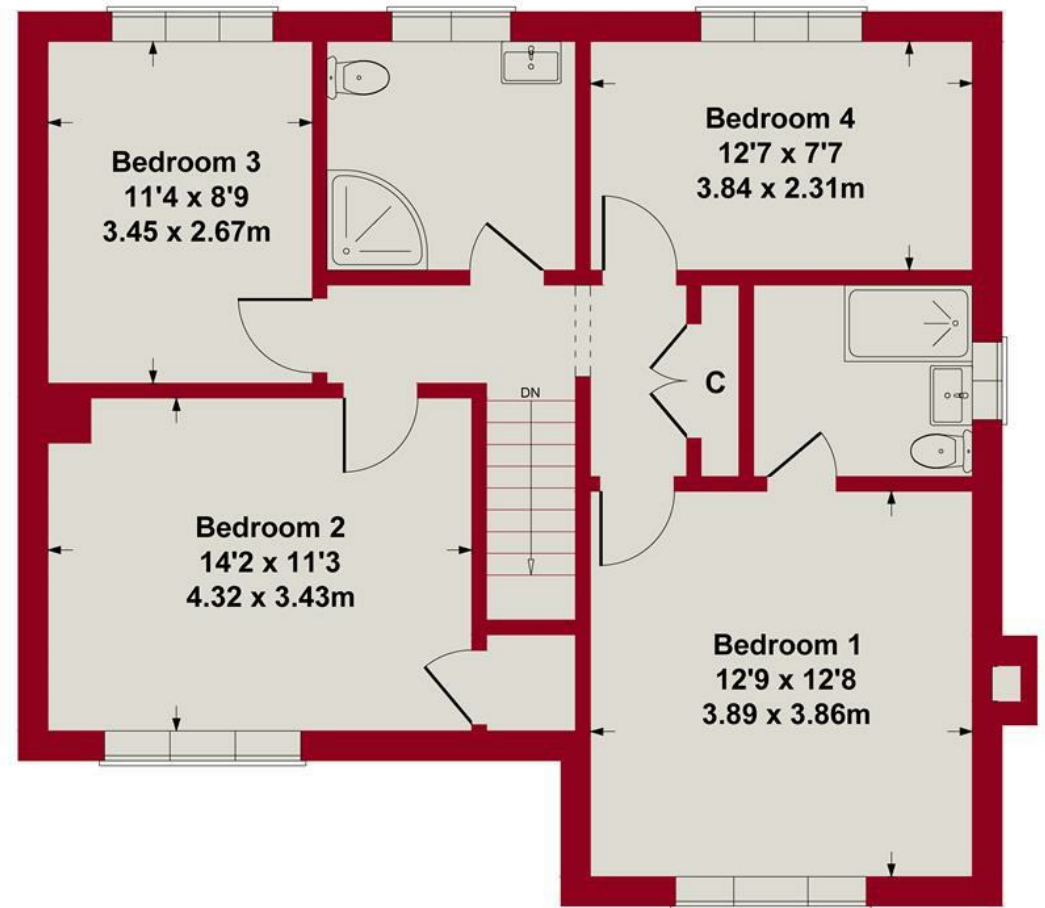








GROUND FLOOR



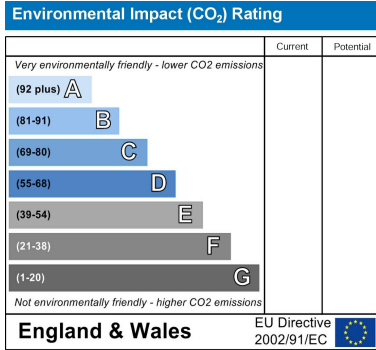
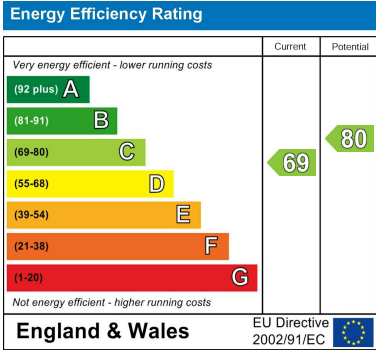
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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