



**4 Normanton Court, Normanton,  
Leicestershire, NG13 0FN**

**£825,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Family Home
- 5 Double Bedrooms
- 2 Main Receptions
- Double Garage
- Approx 2400 Sq Ft
- 2 Ensuite & Bathroom
- Superb Living Kitchen
- Wonderful Open Aspect

An impressive generously proportioned family home which has been designed with a great deal of thought and attention to detail, finished to an exceptionally high specification and forming one of only three individual homes situated in this quiet cul de sac setting benefitting from an open aspect to the side across adjacent paddock land and fields beyond.

The property was completed in 2012 by Cairns Heritage Homes to a particularly elegant design with rustic brick elevations beneath an attractive tiled roof and more recently has undergone various improvements including replacement front windows and the installation of an air source heat pump, underfloor heating downstairs, as well as tasteful decoration throughout.

Overall these elements combine to create an attractive traditional feel in keeping with its semi-rural location but combining this with contemporary living.

Internally the property offers a wonderful level of accommodation perfect for today's way of life including a stunning open plan living/dining kitchen flooded with light from a dual aspect and linking out via French doors onto a terrace covered by an attractive oak gazebo providing a fantastic outdoor entertaining/living space looking out across the property's beautiful established garden and open fields to the side.

The kitchen is beautifully appointed with a generous range of shaker style units, quartz work surfaces and ample room for both living and dining areas.

There are two further main receptions, the sitting room offering a dual aspect with pretty exposed brick inglenook fireplace with flagstone hearth and inset solid fuel stove, solid oak strip wood flooring and the second reception could be utilised for a variety of purposes including formal dining, additional snug, home office, or even ground floor bedroom, ideal for extended families.

An attractive turning staircase rises to a spacious light and airy galleried landing with five double bedrooms, both the master suite and second bedroom benefitting from ensuite shower rooms. There is also a stunning family bathroom appointed to a high standard, with all of the sanitary ware in the property being supplied by Porcelanosa.

As well as the current accommodation on offer the original design of the property did allow for a second storey which currently provides fantastic storage space but, subject to any further consents, may offer scope to extend the accommodation further. However the current

level of accommodation is more than sizeable approaching 2400 sq ft.

The property occupies a delightful position with generous off road car standing and integral double garage.

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

Amenities are available in the adjacent village of Bottesford including primary and secondary schools, several public houses and restaurants and local shops. The village is accessible to the A52, the A1 and M1 and further amenities are available in the nearby market towns of Bingham and Grantham. From Grantham there is a high speed rail link to King's Cross in just over an hour.

AN OPEN FRONTED STORM PORCH WITH BLOCK SET STEP AND COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT, LEADS THROUGH INTO THE:

#### **ENTRANCE HALL**

16'0" x 10'8" (4.88 x 3.25)

An attractive initial entrance vestibule having solid oak strip wood flooring, spindle balustrade turning staircase with useful storage cupboard beneath and attractive aspect up into the galleried landing above, inset downlighters to the ceiling and solid oak doors leading to:

#### **CLOAKROOM**

5'9" x 3'5" (1.75 x 1.04)

Appointed with a contemporary two piece white suite comprising close coupled wc and corner vanity unit .

#### **LIVING / DINING KITCHEN**

24'5" x 17'3" max (7.44 x 5.26 max)

A stunning well proportioned open plan space that no doubt becomes the hub of this wonderful home, large enough to accommodate both living and dining area, benefitting from aspect to two elevations as well as linking out into the rear terrace.

The kitchen has been recently updated, finished in attractive Heritage style colours, with quartz work surfaces providing an excellent working area, and integrated appliances including Neff induction hob with chimney hood over, single fan assisted Neff oven, combination microwave and warming drawer, dishwasher, and space for free standing fridge freezer.

#### **UTILITY**

8'4" x 5'8" (2.54 x 1.73)

Fitted with a range of units to match the kitchen, work surface with Belfast sink, space for washing machine.

## **SITTING ROOM**

23'6" x 14'2" (7.16 x 4.32)

A stunning well proportioned main reception benefitting from a dual aspect with access out into the rear garden. The main feature of the room being a beautiful exposed brick inglenook fireplace with flagstone hearth, oak mantle, herringbone brick back and inset wood burning stove. Wide board solid oak strip wood flooring, two ceiling light points, double glazed window to the front and double glazed French door with sidelights leading out into the rear garden.

## **STUDY/SNUG**

17'9" x 10'8" (5.41 x 3.25)

A versatile reception space which could be used for a variety of purposes, as a formal dining room, study or teenage snug, potentially even ground floor bedroom for extended family. Having continuation of the wide board oak flooring, two ceiling light points, double glazed window to the front and double glazed exterior door leading into the garden.

RETURNING TO THE ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE FIRST FLOOR.

## **GALLERIED LANDING**

Having oak balustrade, central ceiling light point and additional inset downlighters, access to loft space, central heating radiator, double glazed window to the front, built in cupboard providing useful storage, additional cupboard housing the pressurised hot water system. Oak doors lead to:

## **PRINCIPLE SUITE**

A fantastic well proportioned double bedroom with both dressing room and ensuite facilities, in total giving 350 sq ft of accommodation.

## **BEDROOM 1**

18'2" x 12'8" max (5.54 x 3.86 max)

Having part pitched ceiling with inset skylights, two central heating radiators, walk-in dormer windows to the front. An open doorway leads through into:

## **DRESSING AREA**

10'10" x 4'6" (3.30 x 1.37)

Having built in wardrobes to either side, both with double oak doors, inset downlighters to the ceiling and open doorway leading through into:

## **ENSUITE SHOWER ROOM**

9'6" x 5'1" (2.90 x 1.55)

Beautifully appointed with a stunning contemporary suite which includes a feature tiled walk in shower cubicle with chrome shower mixer with independent handset and deluge rose over, close coupled WC, custom fitted contemporary units with a surface mounted sink and tap, chrome contemporary towel radiator, wall mounted shaver point and extractor, inset downlighters to the ceiling and Velux skylight to the rear.

## **BEDROOM 2**

14'3" max x 12'8" max (4.34 max x 3.86 max)

A further well proportioned double bedroom also benefitting from ensuite facilities as well as a fantastic view to the rear across adjacent paddock lands and countryside beyond. Having built in wardrobes, ceiling light point, central heating radiator, double glazed window to the rear and oak door giving access through into:

## **ENSUITE SHOWER ROOM**

9'0" x 3'9" (2.74 x 1.14)

Having a three piece white suite comprising double width shower enclosure with sliding glass door, chrome wall mounted shower mixer with independent handset and deluge rose over, close coupled wc, half pedestal wash hand basin with chrome mixer tap and pop up waste, fully tiled floor and walls, inset downlighters to the ceiling, wall mounted shaver point, chrome contemporary towel radiator, wall mounted extractor and double glazed window to the side.

## **BEDROOM 3**

14'4" max x 10'6" max (4.37 max x 3.20 max)

Having built in wardrobes, ceiling light point, central heating radiator and double glazed window to the front.

## **BEDROOM 4**

12'3" x 11'7" min (3.73 x 3.53 min)

Having delightful aspect to the rear and having ceiling light point, central heating radiator and double glazed window.

## **BEDROOM 5**

13'0" x 10'0" max (3.96 x 3.05 max)

A further well proportioned double bedroom having pleasant aspect to the rear, ceiling light point, central heating radiator and double glazed window.

## **FAMILY BATHROOM**

8'5" x 7'1" (2.57 x 2.16)

Beautifully appointed with a stunning contemporary suite comprising double ended panelled bath with chrome mixer tap and integrated shower handset, separate shower enclosure with bi-fold door, chrome wall mounted shower mixer with independent handset and deluge rose over, mosaic tiled splashbacks, close coupled wc, half pedestal wash basin with chrome mixer tap, Porcelanosa tiled floor and walls with inset mosaic border above the basin, chrome contemporary towel radiator, wall mounted shaver point, inset downlighters to the ceiling, wall mounted extractor, double glazed window to the side.

## **EXTERIOR**

The property is tucked away in the corner of the cul de sac behind a considerable driveway providing generous off road car standing and leading to the integral:

## **DOUBLE GARAGE**

18'10" x 16'10" (5.74 x 5.13)

Having twin electric up and over doors, power and light, double glazed window and courtesy door to the rear.

## **REAR GARDEN**

To the side of the property a timber courtesy gate gives access via a natural stone pathway to a rear terrace which affords a wonderful aspect across adjacent paddock land and fields beyond. This in turn wraps round to the rear of the property where there is a further generous paved terrace which runs the full width of the house, offering an excellent degree of privacy and leading out onto a mainly lawned garden with well stocked perimeter borders with established shrubs, enclosed in the main by panelled fencing and hedging to the southerly elevation. In addition there is exterior lighting and cold water tap.

## **COUNCIL TAX BAND**

Melton Borough Council - Tax Band G.

## **TENURE**

Freehold

## **ADDITIONAL NOTES**

We are informed the property is on mains electric, drainage and water, heating is by way of an electric air source heat pump.(information taken from Energy performance certificate and/or vendor).

An element of the property is located within the village conservation area.

## **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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

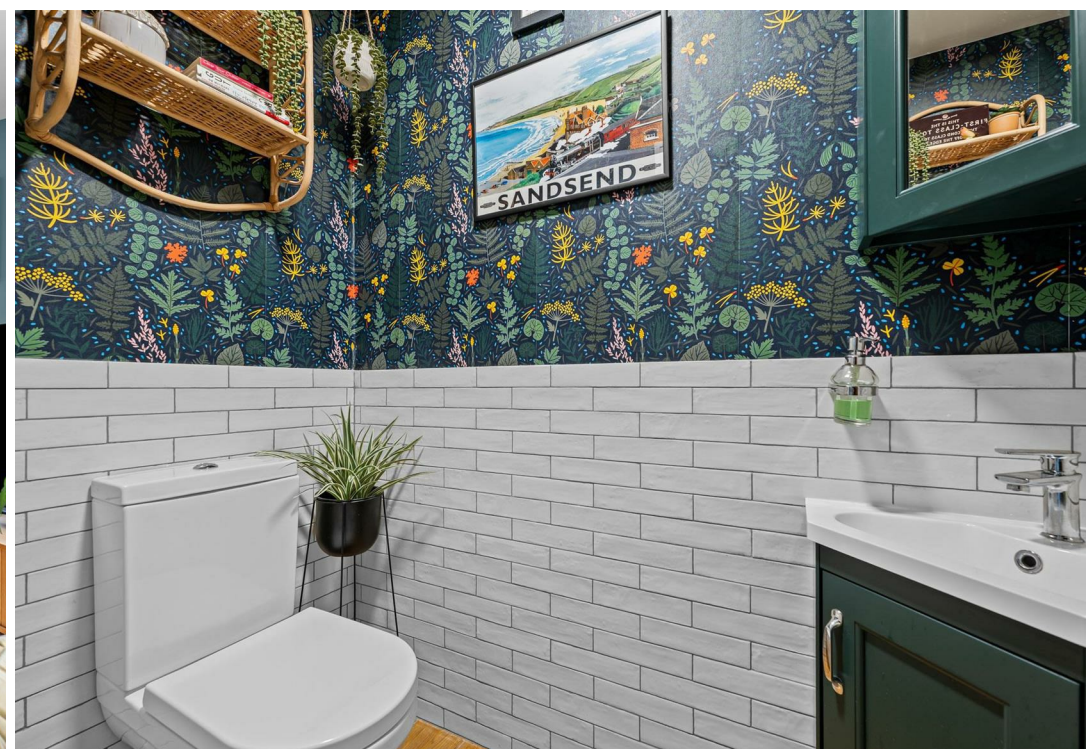
<https://reports.ofsted.gov.uk/>

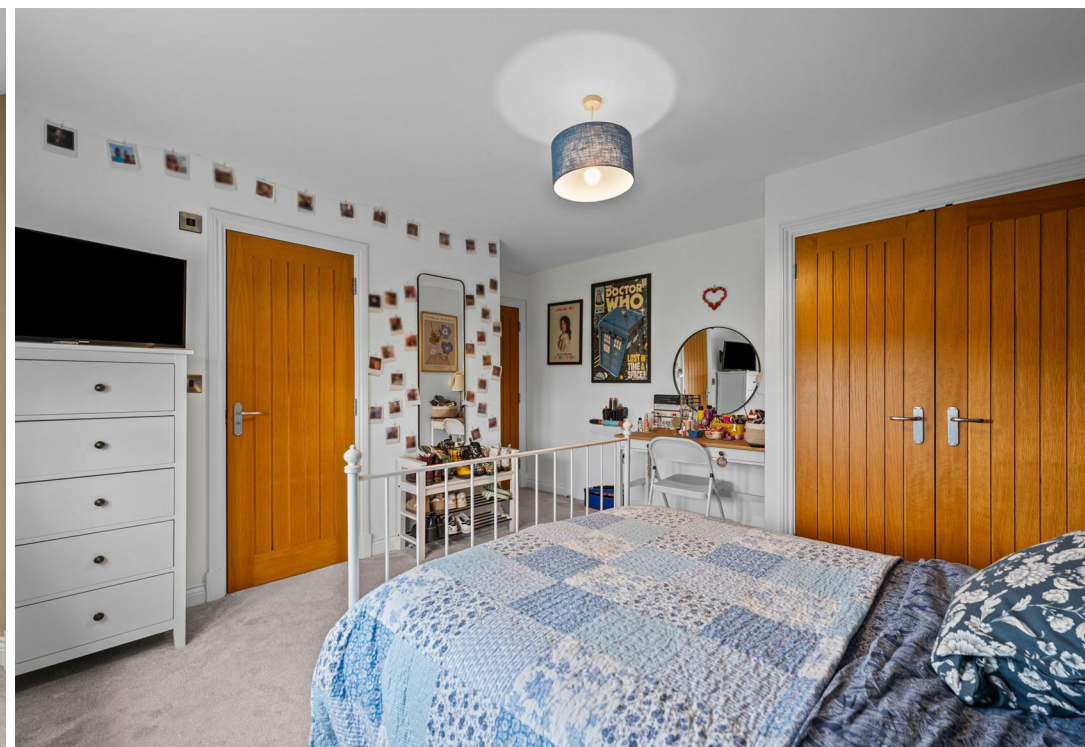
Planning applications:-

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

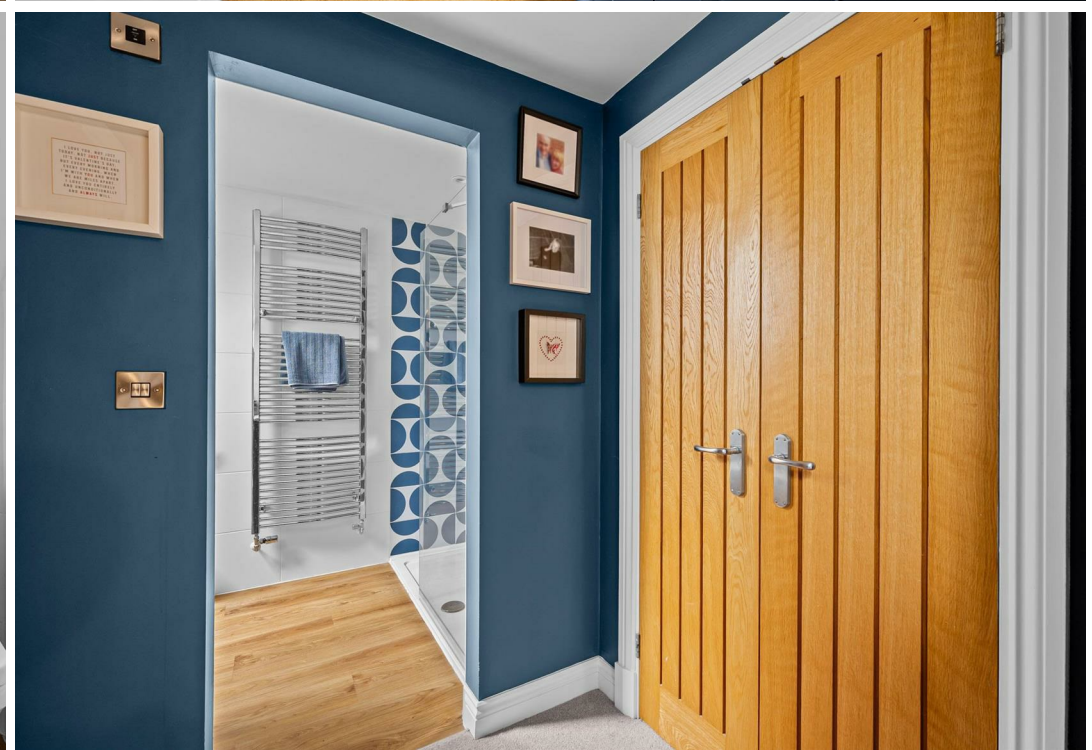


















**GROUND FLOOR**

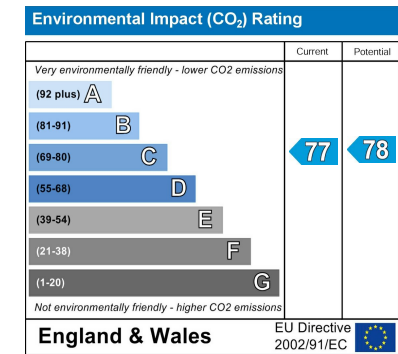
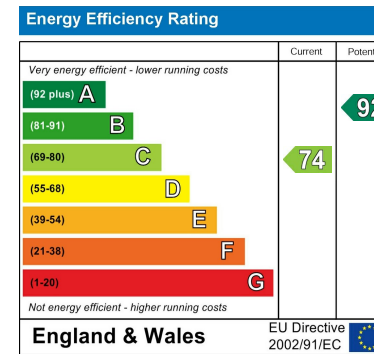
**FIRST FLOOR**

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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