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# THE PADDOCK

ALVERTON, NOTTINGHAMSHIRE

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A BEAUTIFULLY PRESENTED FAMILY HOME IN SOUGHT  
AFTER VALE OF BELVOIR

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A BEAUTIFULLY PRESENTED FAMILY HOME  
IN SOUGHT AFTER VALE OF BELVOIR LOCATION

Sitting room  
Dining room  
Playroom/additional sitting room  
Living kitchen  
Garden room  
Utility room

Master bedroom with dressing room and en suite

Guest bedroom with en suite

Four further bedrooms

Family bathroom

Outdoor heated swimming pool

Generous gardens of 0.7 acres

Daily Rail Service Grantham to London Kings Cross  
approximately 80 minutes

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## LOCATION

Alverton is extremely well placed within the Vale of Belvoir. The nearby village of Orston provides amenities including a pub, popular deli and the highly sought after Orston Primary School, rated Ofsted outstanding (2010) for which Alverton is within the catchment. Further services and amenities are available in the nearby market town of Bingham (approx. 8 miles away) providing a range of shopping, leisure, pubs and restaurants. The City of Nottingham is within easy reach, and the property is also perfectly situated for road links with the A1 and A52 as well as fast rail access to the City of London.

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## DIRECTIONS

From Nottingham proceed out on the A52 continuing over the Saxondale Roundabout following signs for Grantham. On approaching Elton on the Hill crossroads, turn left towards Orston. Continue past the village of Orston and this road will eventually bring you to the village of Alverton where The Paddock can be found on the left hand side.



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## DESCRIPTION

The Paddock is a beautifully presented family home, having been extensively improved internally and externally by its current owners over recent years. The property offers extremely stylish and generous accommodation arranged over three levels and when viewing the property it is instantly noticeable that the greatest care and attention has been taken with the use of high quality fixtures and fittings. Set within a generous plot of 0.7 acres and accessed via timber electric gates with far reaching countryside rear views.

Access via large entrance porch into reception hallway featuring engineered oak flooring giving access to front dining room with oak flooring continuing. Also leading off the hall is playroom/additional sitting room, downstairs cloaks and rear aspect sitting room with exposed brick chimney breast and wood burning stove. Set to the rear of the property is the superb family living kitchen which incorporates a range of Shaker style base and wall units, central chefs island, integrated appliances including full height refrigerator, additional fridge and separate freezer, dishwasher and 6 ring gas Rangemaster oven. The kitchen opens into the garden room providing access onto the rear patio and extensive gardens and affording countryside views. Off the kitchen is a separate utility room with storage and housing boiler, sink and plumbing for washing machine and tumble dryer.

Stairs ascend from the entrance hall to the first floor off which are four bedrooms, two of which are doubles, an additional double with en suite shower room and the master suite with en suite wet room and walk-in dressing room. There is an additional family bathroom with bath, walk-in shower, W.C, wash hand basin and heated towel rail. Stairs continue to the second floor with two further double bedrooms, one of which currently used as an office.

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## OUTSIDE

Ample parking is provided to the front aspect via the gravelled drive in addition to a detached double garage. To the rear, the gardens provide generous lawned areas featuring open countryside views and has the benefit of an outdoor heated swimming pool, large terrace area and a hot tub, making this property perfect for entertaining.

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## GENERAL INFORMATION

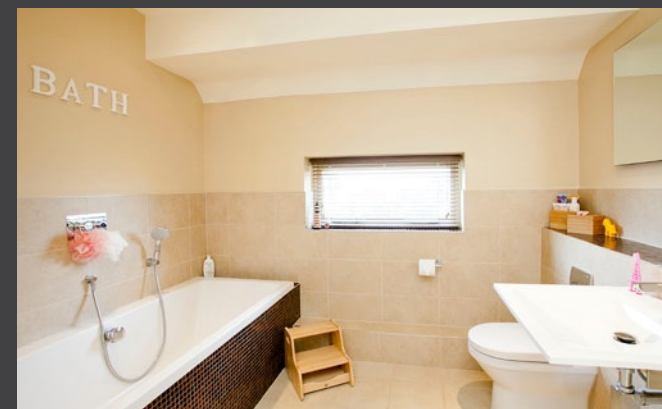
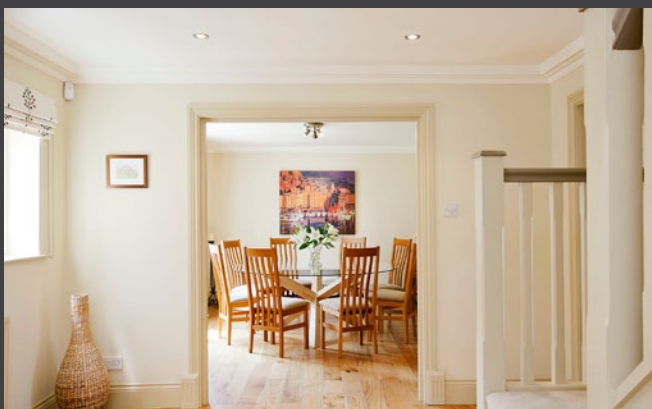
**TENURE** Freehold

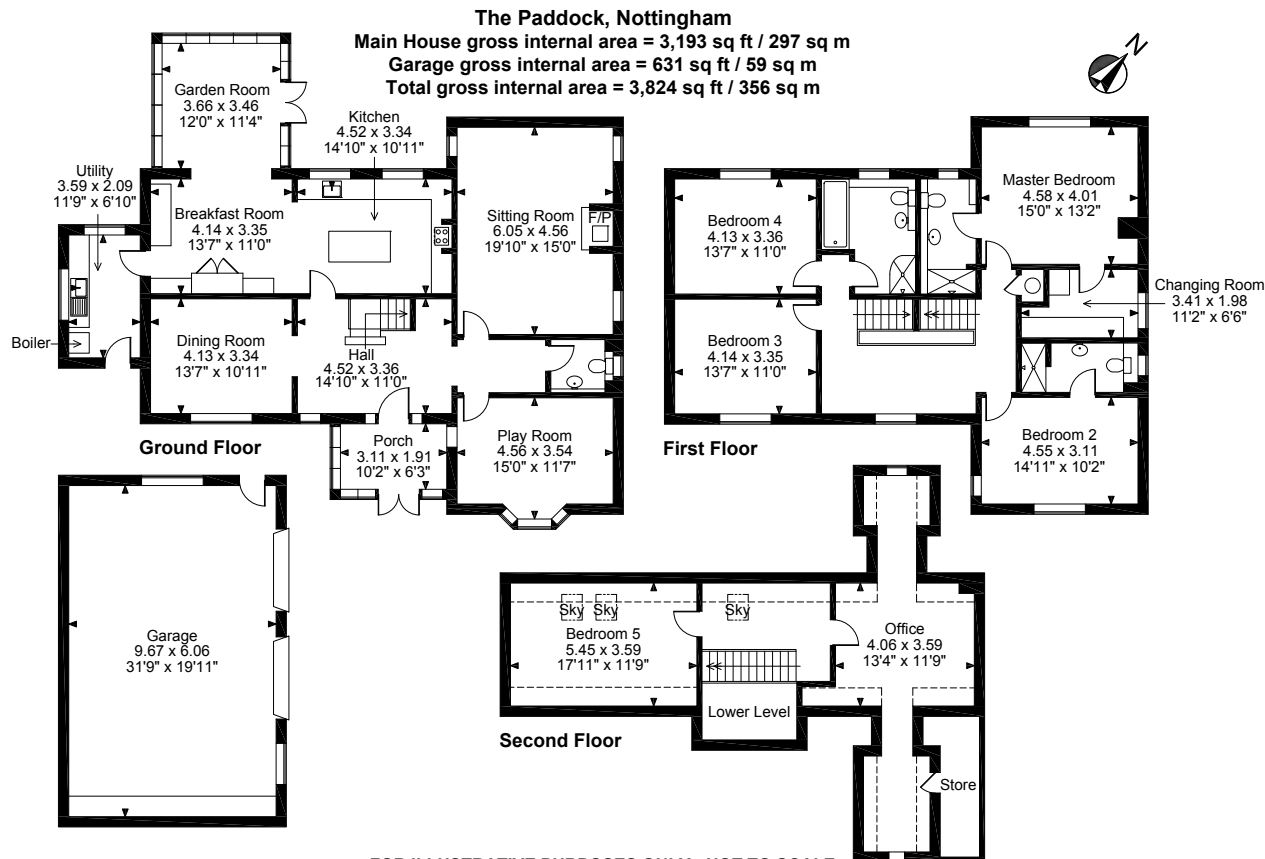
**SERVICES** Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

**ENERGY PERFORMANCE** A copy of the full Energy Performance Certificate is available upon request.

**PHOTOGRAPHS** July 2013

**VIEWING** Strictly by appointment with Savills.



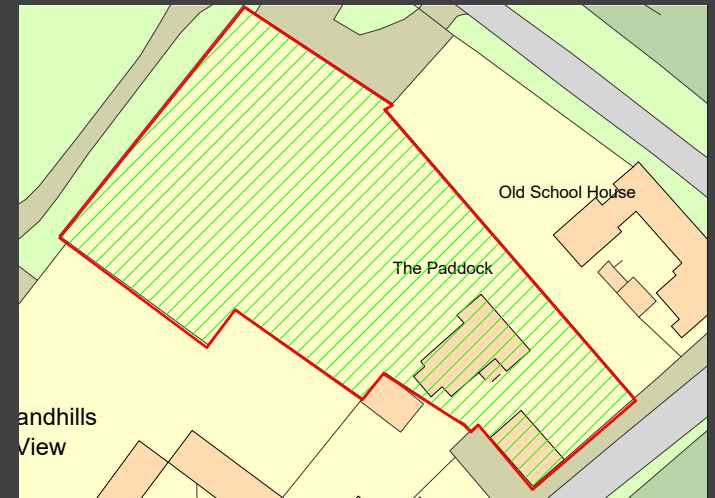


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	68	75

## IMPORTANT NOTICE

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Savills Nottingham  
 nottingham@savills.com  
 0115 934 8020  
 savills.co.uk