



A lovely single storey semi detached barn conversion

1 Holme Farm Court, Normanton On Soar, Nottinghamshire

£545,000 Freehold





A highly sought after village location • Easy access to all communications • Open plan living / dining kitchen • Utility room and cloaks • 3 bedrooms, 3 bathrooms • Landscaped gardens • Driveway

Local Information

Normanton on Soar is a sought-after rural settlement in south-west Nottinghamshire, very close to the Leicestershire border.

Lying 3 miles from the university town of Loughborough, the village benefits from convenient access to shops, pubs, restaurants, schools, doctors' surgeries and a railway station.

Holme Farm Court is located in the centre of the village with easy access to Loughborough and Nottingham (c.14 miles). Regular bus services run approx. every 40 minutes throughout the day. Nottingham Parkway & Loughborough Railway Stations offer a comprehensive service with direct trains to London St.Pancras (1 hr 33 mins) and other regional stations.

About this property

A rare opportunity to acquire a unique property, the property will be a truly individual mix of a period and contemporary well proportioned home, which when complete will offer approximately 1587 sq ft of versatile accommodation.

Designed by a highly regarded local architect with a great deal of thought and attention to detail the property will nestle in a quiet backwater on a highly regarded address within this much requested and well placed village.

There is an opportunity to design, plan and personalise this wonderful home to your own requirements with an early commitment to purchase.

Holme Farm Court can be found in the highly sought after location of Normanton on Soar and is within easy walking distance of local amenities. The property will offer pure luxury and quality from the moment you step through the door.

In brief the versatile single storey living accommodation will comprise: reception hall, cloaks, a wonderful open plan living / dining kitchen and utility room.

Kitchen, will be a bespoke designed sleek Shaker style modern kitchen with quartz work surfaces and splash backs. Appliances will comprise: double oven, dishwasher, fridge / freezer, hob, extractor and wine fridge.



Bathrooms, will be a contemporary white suite by Duravit with chrome fittings, tiling to shower and bath areas, tiled flooring to wet areas and a heated chrome ladder towel rails.

Three bedrooms each with their own en suite bathrooms and a dressing room to the principal bedroom.

Internal finishes - White painted ceilings and neutral emulsions to the walls. White satin paint to all woodwork, oak doors, brushed steel ironmongery and contemporary 6" deep skirting with architraves.

Heating, gas fired heating via radiators, thermostatic controls to all principal room.

Electrical, Recessed LED white downlighters to hall, kitchen, utility, bathrooms and en suites. Pendant lights to sitting room and bedrooms. Brushed steel finish to sockets and switches and USB charges to all principal rooms.

Externally: Security gates give access to the exclusive development, landscaped gardens to the front and off street car parking. Double glazed windows finished in anthracite grey, multi locking external doors, natural stone patios and pathways.

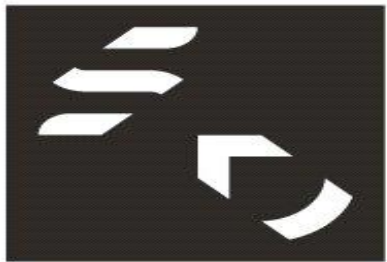
A 10 year warranty will be issued on completion.

Plans available for inspection and site visits welcome by appointment.

Tenure
Freehold

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.
Telephone:
+44 (0) 115 934 8020.





SHEPPARD
DEVELOPMENTS



1 Holme Farm Court, Normanton On Soar, Nottinghamshire
Gross Internal Area 1587 sq ft, 147.4 m²

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Approximate Floor Area = 147.4 sq m / 1587 sq ft



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