



Stunning new home in gated development

3 Holme Farm Court, Main Street, Normanton on Soar, Nottinghamshire

Freehold (Computer generated images of proposed property)



A highly sought after village location • Easy access to all communications • Open plan living / dining kitchen • 4 bedrooms, 3 bathrooms • Secure gated development • Garage & paddock

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 the 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 1971 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 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 living accommodation will comprise: reception hall, a wonderful open plan living / dining kitchen, study / family room and utility room. Four bedrooms, two en suites and a family bathroom.

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

Bathrooms, will include contemporary white suites with chrome fittings, tiling to shower and bath areas, tiled flooring to wet areas and a heated chrome ladder towel rails.

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 will be via an air source heat pump with underfloor heating.

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.

There is a single garage, gardens and the paddock to the rear.

A 10 year warranty will be issued on completion.

Plans available for inspection and site visits welcome by appointment.

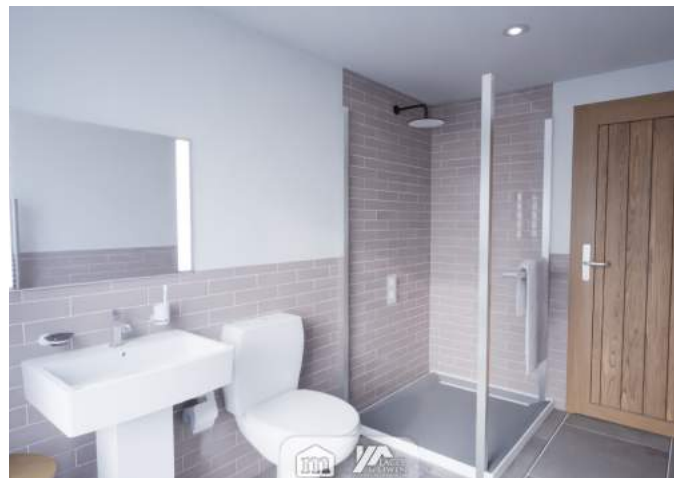
Agents Note: We are informed that the paddock is subject to an overage clause and is classed as agricultural land. (shaded area on site plan)

Tenure
Freehold

Council Tax:
Yet to be banded

Energy Performance
To be confirmed

Viewing
Strictly by appointment with Savills.





Approximate Floor Area = 182.2 sq m / 1961 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 200.0 sq m / 2152 sq ft



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