



Smiths
your property experts

St. Winifreds Court

Kingston-on-Soar

- No upward chain
- Executive detached family home set in one-third of an acre
- One of six residences in an exclusive gated development
- Charming village settlement near Kegworth and East Leake
- Five double bedrooms and three bathrooms
- Four reception rooms including a generous kitchen/diner
- Generous West facing rear gardens with open views beyond
- Oversized double garage and a block paved driveway



General Description

Offered to the market with no upward chain is this generous and executive detached family home in the charming village settlement of Kingston-on-Soar, near the larger villages of Kegworth and East Leake. The property was built as one of six residences in an exclusive gated development.

The village is conveniently located within easy reach of Nottingham, Derby, and the Charnwood market town of Loughborough. East Midlands airport and the nearby M1 motorway link is also just 2 miles by car.

The property represents excellent value for money, and viewing early is strongly recommended to any interested purchaser.







The Property

Internally, the property boasts an impressive net floor area of 2987 square feet, including the garage. The accommodation is over two floors and around a superb entrance hall with a light-filled, galleried landing. There are five double bedrooms upstairs, two with en-suite facilities, and the family bathroom. There are four stunning reception rooms including a sitting room, family room, playroom/office, and a generous kitchen/diner. The kitchen has direct rear garden access. There is also a utility room and WC downstairs.

The Outside

Set behind electric gates on a pretty and backlit private shared driveway, the property occupies generous grounds extending to one-third of an acre with West facing rear gardens and open views beyond. To the front are mature gardens and a block-paved driveway with off-road parking for several vehicles. There is an oversized double garage with power and lighting attached to the left-hand side.







Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: G.

Maintenance charges applicable.

Local Authority: Rushcliffe Borough Council.

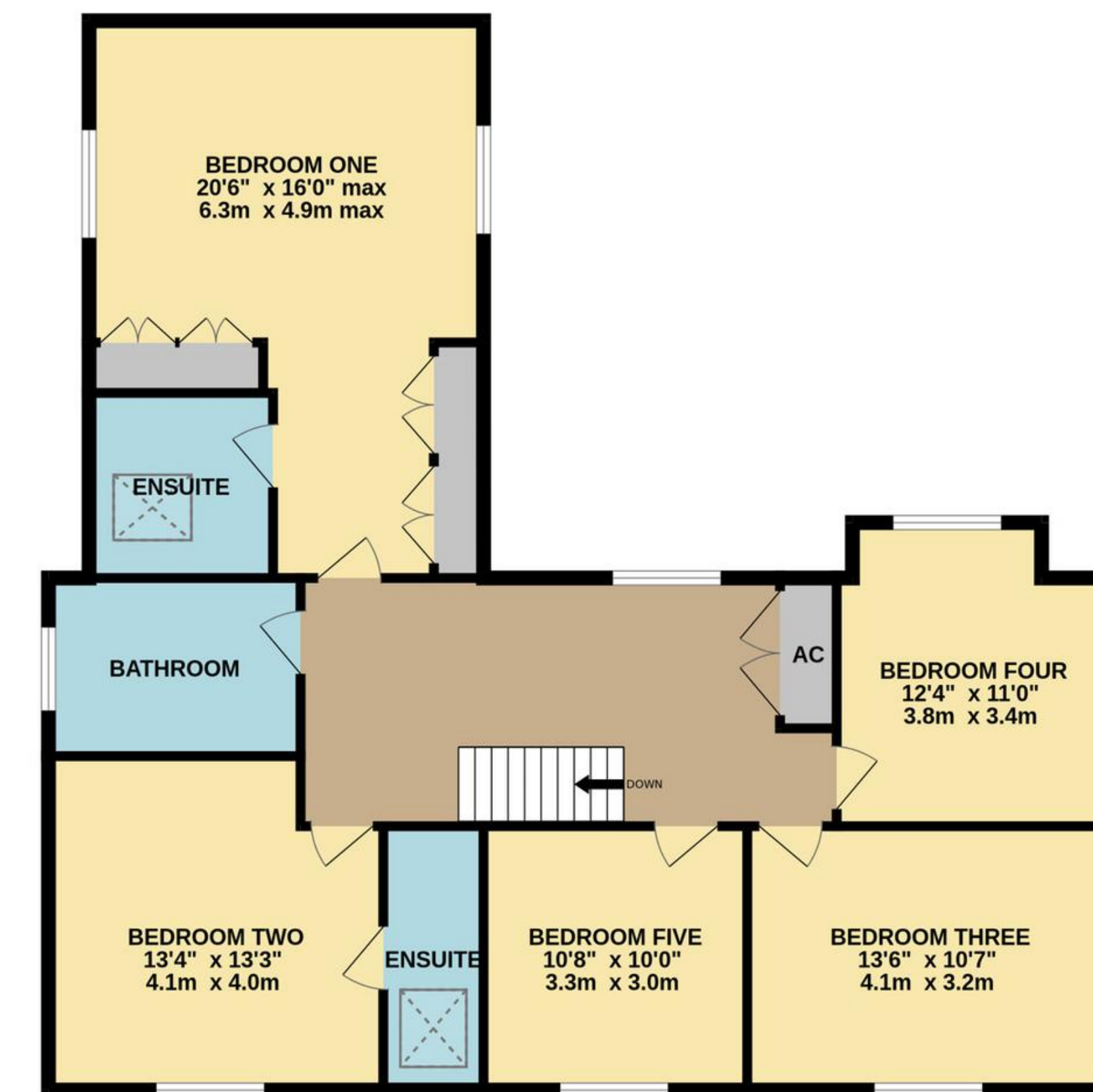
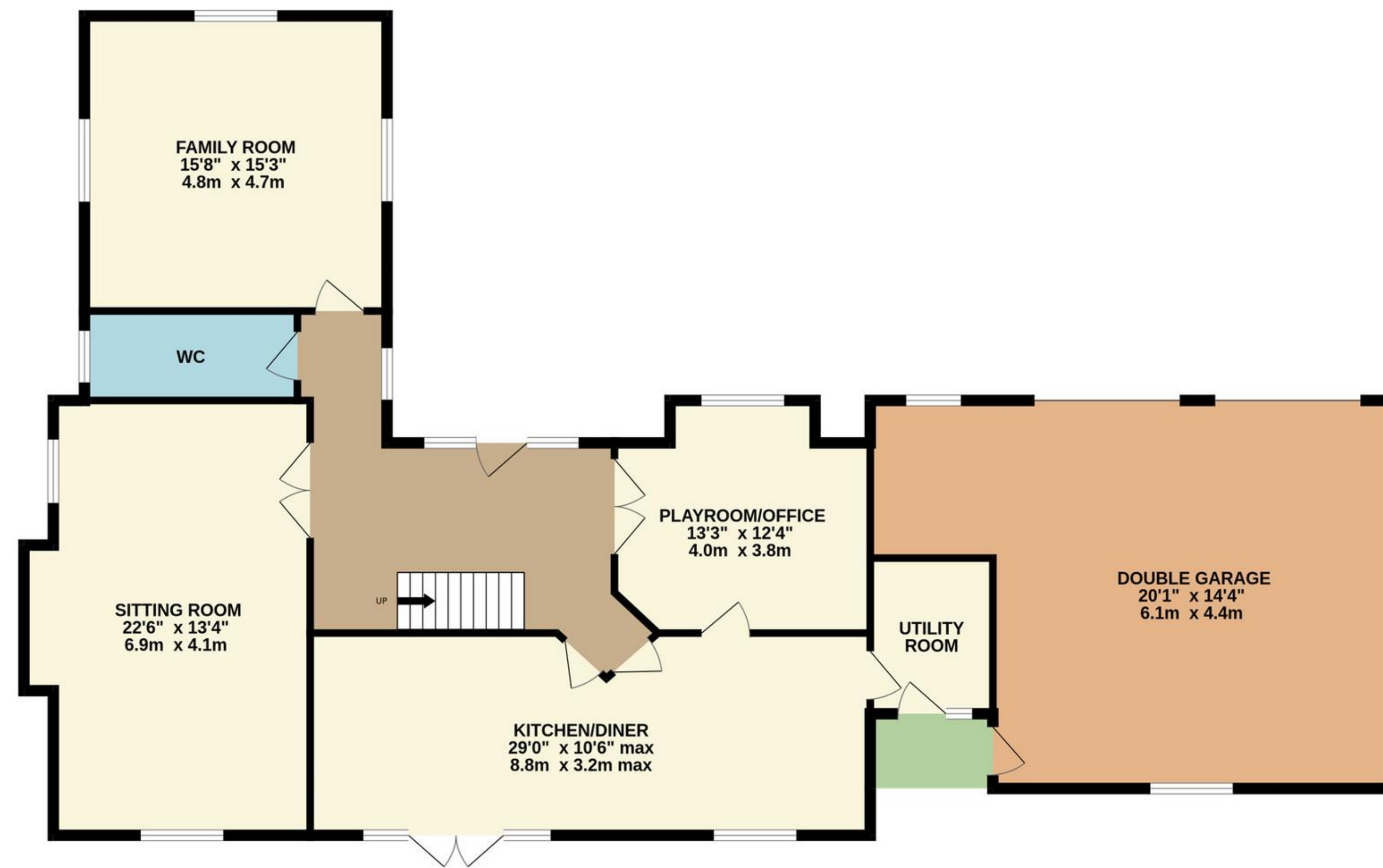
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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TOTAL FLOOR AREA : 2980 sq.ft. (276.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



