



**Swift House, Main Street, Thoroton,  
Nottinghamshire, NG13 9DR**

**£895,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Detached Contemporary Home
- Lying In The Region Of 2800 Sq.Ft.
- 2 Receptions
- Ground Floor Cloaks & Utility
- Generous Driveway & Double Garage
- Modern & Traditional Elements
- 4 Double Bedrooms
- Open Plan Living Kitchen
- 2 Ensuites & Main Bathroom
- Completed In 2020 By Highly Regarded Local Developer

A stunning and versatile contemporary home thoughtfully designed to create an interesting and generous level of internal accommodation which lies in the region of 2800 sq. ft.

The property has been thoughtfully designed to offer a great deal of versatility, offering up to four double bedrooms, two with ensuite facilities, with one of the suites situated on the ground floor allowing the property to either be utilised as a single storey home or perfect as additional guest or teenage suite. Additional rooms on the ground floor, include two further receptions. An attractive sitting room with part pitched ceiling, solid fuel stove and access out into the rear garden, a separate study which is tastefully appointed, having been upgraded with integrated furniture making a perfect home office ideal for today's way of working but alternatively would make an additional snug, playroom or even formal dining.

The hub of the home is undoubtedly going to become its large open plan L shaped living/dining kitchen, beautifully appointed with a generous range of contemporary solid wood wall, base and drawer units with painted door fronts finished by German company Hacker, together with high quality integrated appliances and Silestone preparation surfaces creating a wonderful, well thought out space with a dual aspect, including bifold doors leading out into the rear garden. In addition there is a useful utility and ground floor cloak room, all leading off an impressive central hallway with a superb vaulted ceiling, glazed gable end with oak frame and an impressive turning staircase rising to a galleried landing above. To the first floor there are three double bedrooms, the master suite benefitting from both a dressing room and ensuite facilities, with two further double bedrooms, all of which have integrated furniture. A separate family bathroom. services these two rooms.

As well as the internal accommodation, which benefits from under floor heating to the ground floor and tasteful decoration throughout, the property occupies a delightful plot, generous by modern standards, set back from the lane behind a hedged and post and rail frontage, with gated access onto a generous driveway and attached double garage. The rear garden affords a pleasant aspect across to adjacent paddocks with a large paved terrace, central lawn, timber summer house (which could offer potential as an outside office) and pergola.

Overall this is a stunning well thought out beautifully appointed home within this well regarded village setting.

## THOROTON

Thoroton is a small village and amenities are available in the adjacent villages of Orston, Aslockton and Flintham including highly regarded primary schools, there is a railway station at Aslockton which links to Nottingham and Grantham and from Grantham a high speed train to Kings Cross in just over an hour. Further facilities can be found in the nearby market town of Bingham including a range of shops, doctors and dentists, leisure centre and secondary school. The village is convenient for commuting via the A52 and A46 for the cities of Nottingham and Leicester with good road links to the A1 and M1.

## ENTRANCE HALL

A well proportioned light and airy L shaped entrance vestibule offering a wealth of character with beautiful full height oak framed gable end, vaulted ceiling, spindle balustrade turning staircase rising to the first floor with useful storage cupboard beneath, separate built in cloaks cupboard, deep skirting and architrave, oak door to:

## SITTING ROOM

16'4 x 16'8 (4.98m x 5.08m)

A fantastic light and airy space benefitting from a dual aspect with double glazed window to the front and bi-fold door leading out onto the rear garden, having high part vaulted ceiling, chimney breast with exposed brick fireplace and oak mantle, deep skirting.

## LIVING / DINING KITCHEN

23'10 x 24'0 max (7.26m x 7.32m max)

A superb open plan everyday living/entertaining space flooded with light having double glazed windows to the side and a run of bi-fold doors at the rear leading out onto the garden. The kitchen is appointed with a generous range of contemporary solid wood painted wall, base and drawer units by German company Hacker, complementing central island unit, Silestone preparation surfaces with inset sink. Integrated appliances include induction hob with down-draught extractor, Neff fan assisted oven, combination microwave, fridge and freezer, dishwasher, pull out butler's pantry, inset downlighters to the ceiling and three pendant lights above the island.

## UTILITY ROOM

9'6 x 7'4 max (2.90m x 2.24m max)

Appointed with wall and base units complementing the kitchen, square edge preparation surface with stainless steel sink unit, space and plumbing for washing machine and tumble drier beneath, wall mounted electrical consumer unit, double glazed exterior door.

## CLOAKROOM

9'11 x 4'11 (3.02m x 1.50m)

A generous room having ample space for coat hanging, Laufen low flush wc with concealed cistern and wall hung vanity unit with rectangular wash basin, tiled splashbacks and floor, deep skirting, double glazed window.

## **FAMILY ROOM / STUDY**

17'8 x 9'9 (5.38m x 2.97m)

A well proportioned versatile reception space beautifully appointed having been fitted with a range of bespoke furniture creating a fantastic home office perfect for today's way of working. Alternatively this room could be utilised as formal dining or an additional snug or playroom. Having deep skirting, double glazed windows to the front and side elevations.

## **BEDROOM**

15'3 x 14'10 (4.65m x 4.52m)

A well appointed double bedroom situated on the ground floor which offers a great deal of versatility, potentially future proofing the house, allowing it to be utilised as a single storey dwelling or alternatively this would make an excellent teenage or guest suite. The room is tastefully appointed with a generous range integrated furniture with built in wardrobes, drawer units and dressing table and having deep skirting, double glazed window overlooking the garden and door to:

## **ENSUITE WET ROOM**

11'0 x 5'4 (3.35m x 1.63m)

Having Laufen wc with concealed cistern, wall mounted vanity unit with over mounted wash basin, large walk in shower wet area with glass screen and chrome wall mounted shower mixer with independent handset and rainwater rose over, tiled splashbacks and floor, inset downlighters to the ceiling, deep skirting and double glazed window.

RETURNING TO THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE FIRST FLOOR:

## **GALLERIED LANDING**

Having a delightful aspect down into the hallway, part pitched ceiling and oak framed glazed gable end.

## **BUILT IN AIRING CUPBOARD**

9'0 max x 5'5 max (2.74m max x 1.65m max)

A useful space providing not only the pressurised hot water system but also a good level of potential storage.

## **INNER LANDING**

25'0 max x 5'9 max (7.62m max x 1.75m max)

Large enough to accommodate a small study area, having deep skirting, central heating radiator and door to:

## **MASTER SUITE**

A fantastic well proportioned space which offers approximately 450 sq ft of floor area comprising initial well proportioned double bedroom, walk-in dressing room/wardrobe and ensuite facilities.

## **BEDROOM**

21'3 max x 16'4 max (6.48m max x 4.98m max)

A generous L shaped room being well appointed with a generous range of integrated furniture as well as a walk in dressing area. In addition the room having attractive part pitched ceiling, deep skirting, central heating radiator, double glazed window with a pleasant aspect into the rear garden.

## **DRESSING ROOM**

5'10 x 5'4 (1.78m x 1.63m)

Having deep skirting, ceiling light point.

## **ENSUITE BATHROOM**

16'2 x 6'3 (4.93m x 1.91m)

Appointed with a contemporary suite comprising large shower wet area with glass screen and wall mounted shower handset with rainwater rose over, tile panelled sunken bath with chrome mixer tap and integrated shower handset, twin vanity units with inset Laufen wash basins, low flush wc with concealed cistern and tiled vanity surface over, contemporary towel radiator, inset downlighters to the ceiling, skylight to the rear.

## **BEDROOM 2**

23'3 x 12'10 (7.09m x 3.91m)

A further generous double bedroom benefitting from a dual aspect attractive part pitched ceiling, having deep skirting, central heating radiator, Velux window and double glazed window to the front. The room benefits from integrated furniture with low level drawer units, shelving and wardrobes creating an excellent level of storage space.

## **BEDROOM 3**

11'11 x 9'11 (3.63m x 3.02m)

A further double bedroom having deep skirting, central heating radiator, part pitched ceiling, twin Velux skylights and built in wardrobes.

## **FAMILY BATHROOM**

9'2 x 6'10 (2.79m x 2.08m)

Appointed with a contemporary suite comprising shower enclosure with wall mounted mixer with rainwater rose over, panelled bath with corner mounted mixer tap, wall mounted Laufen vanity unit with inset wash basin, tiled splashbacks and floor, towel radiator, pitched ceiling with inset downlighters and skylight.

## **EXTERIOR**

The property is set well back from the road behind established hawthorn hedge frontage with gateway leading on to a substantial driveway providing more than ample off road parking, with brick wall and access to the attached brick and pantile garage. The rear garden is a delightful feature of the property being generous by modern standards, immaculately kept having a large lawn, attractive flagged terrace with block set edging and a sweeping pathway which continues to the foot of the garden, where there is an timber summer house providing

a useful outdoor reception space with an additional timber pergola to the side. The garden is enclosed to the sides with feather edged board fencing and by post and rail fencing at the foot.

### **HOME OFFICE/SUMMER HOUSE**

To the rear of the garden is a self contained home office which has mains electricity installed. This would be ideal for anyone who wishes to work from home. The building enjoys a south facing aspect and can also double up as a summer house.

### **DOUBLE GARAGE**

19'6 x 19'10 (5.94m x 6.05m)

Having open truss roof, power and light, courtesy door to the rear.

### **PLANNING**

Its worth noting that planning was approved in September 2021 for the addition of a sympathetic single storey extension to the rear of the property, which would have created a further versatile reception. Although the work wasn't undertaken and planning has now lapsed, it does demonstrate further potential for a prospective buyer, looking to expand the accommodation further. Further details of the proposal can be found on RBC planning portal, under ref:- 21/02174/FUL

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band G

### **TENURE**

Freehold

### **ADDITIONAL NOTE**

The property lies within the village conservation area.

The Property is understood to be on mains drainage, electric and water. Central heating is via electric air source heat pump. (information taken from Energy performance certificate and/or vendor).

Please note:- a planning application to the rear of the property has recently (January 2026) been refused on appeal. Appeal reference 6000892 (planning ref:- 25/00460/OUT).

### **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>

School Ofsted reports:-

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

Planning applications:-

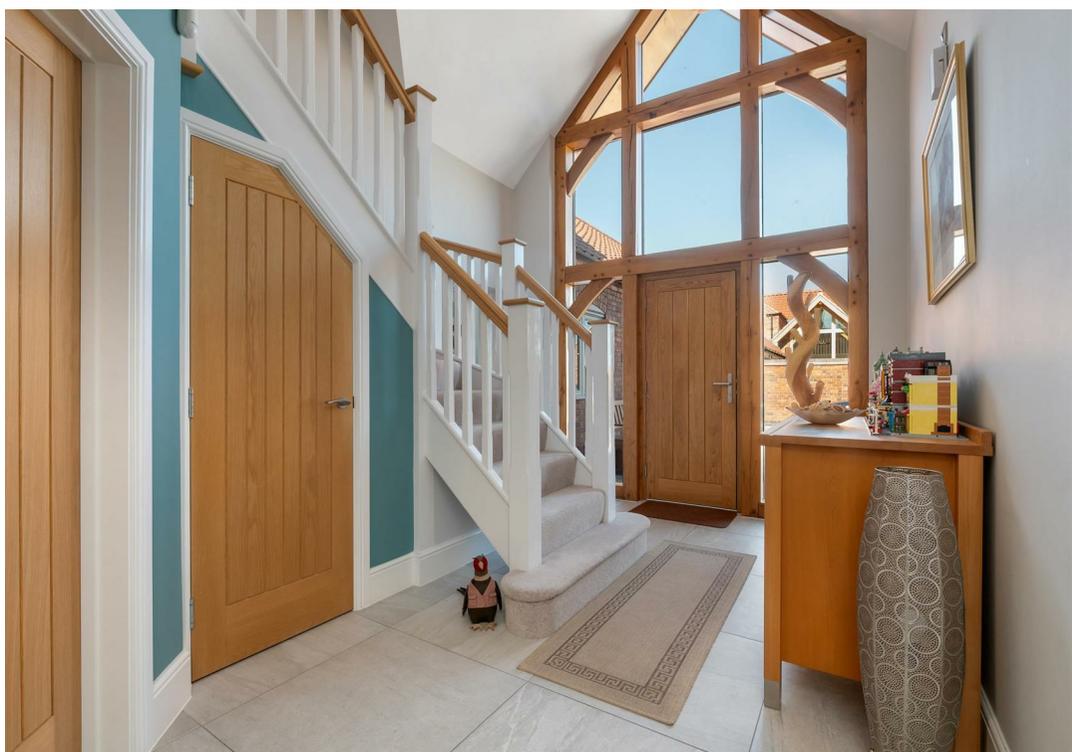
<https://www.gov.uk/search-register-planning-decisions>















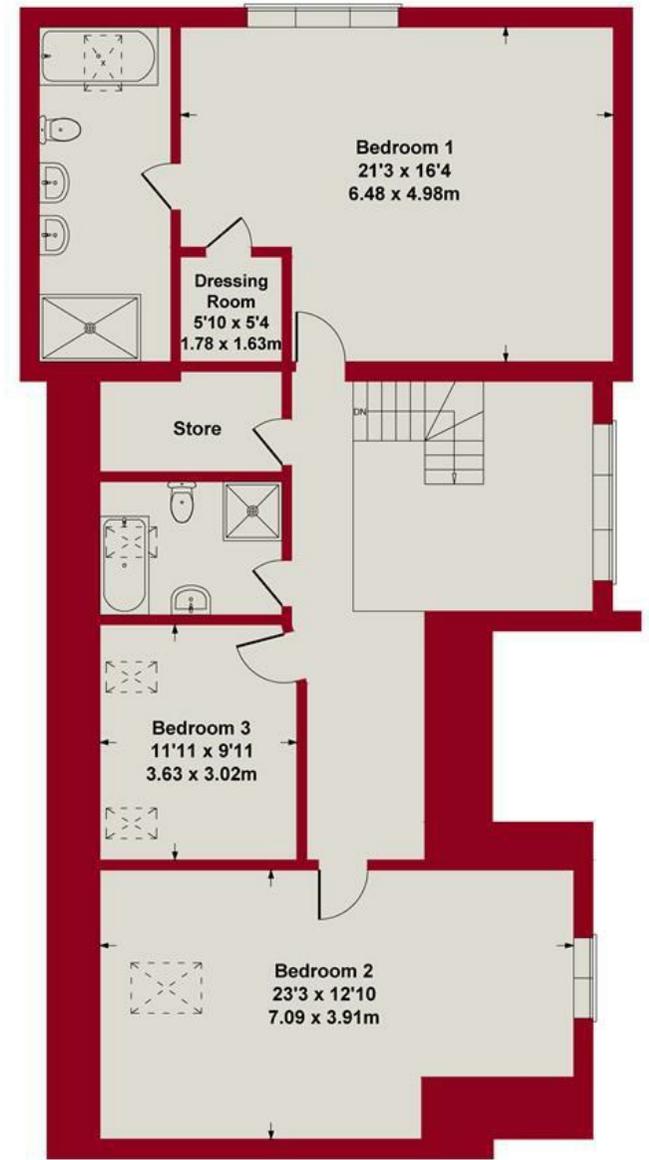








**GROUND FLOOR**



**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	91	95
(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 & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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