

**Rex Gooding**



**2 Holme Farm Court, Normanton on Soar, LE12**

**Guide Price: £500,000**

## 2 Holme Farm Court, Normanton on Soar, LE12 5HE

Guide Price £500,000 - £525,000. A single storey barn conversion that is newly completed and located in this exclusive gated development of just five luxury homes. This is the last available home on the development which is located in the centre of this highly regarded South Nottinghamshire village. The property has driveway parking and a South facing garden with large patio area. The accommodation consists of spacious entrance hall, impressive kitchen diner and living space with two sets of bi-fold doors onto the South facing patio. There is a separate utility room and plant room. The principal bedroom has an en-suite shower room. There are two further bedrooms and a luxurious bathroom with roll top bath and separate walk-in shower. Gas fired heating and hot water with underfloor heating throughout. A 6 year professional consultants certificate will be issued on completion. There is an additional parcel of land that is included with this plot as detailed on the site plan. This is classed for agricultural use and is subject to an overage clause. The purchaser will have a share in a management company for the residents of Holme Farm Court. The company will be responsible for maintaining common areas within the development. No upward chain.

### Accommodation & Amenities

- Newly Completed Barn Conversion Ideal for Buyers Seeking Single Storey Accommodation
- Exclusive Gated Development of Only Five Luxury Homes in Centre of Village
- 6 Year Professional Consultants Certificate will be Issued on Completion
- A Highly Sought After Village Location Close to Excellent Transport

Approximate Floor Area = 140.8 sq m / 1515 sq ft













