



Nutwood
Fosse Way | Kinoulton | Nottinghamshire | NG12 3ER

STEP INSIDE

Nutwood

A stunning family home providing 'turn key' accommodation and a versatile layout, set within a mature plot with gardens and paddock extending to approximately 2 acres.

Nutwood provides a superb opportunity to purchase a stunning detached family residence, providing first class accommodation, ideal for modern day family occupation. The property has been extensively renovated and enhanced by the current owners, now providing stylish and 'turn key' accommodation over two levels. The internal accommodation extends to approximately 3700 sq. ft.

GROUND FLOOR ACCOMMODATION

To the ground floor a spacious reception hall provides an immediate indication to the style, finish and quality of this home. The hallway leads straight into the large living kitchen, beautifully finished with high quality cabinetry, Corian worktops and a range of integrated appliance. Beyond the kitchen is a stunning garden room, with well defined dining and sitting areas, as well as providing delightful views over the gardens and access to a generous terrace area via bifold doors. This end of the ground floor also provides a really good sized family room, practical utility room and guest cloakroom.

To the other side of the ground floor, an inner hallway with feature half panelling gives access to the remaining ground floor accommodation, including a comfortable more formal sitting room which benefits from a further set of bifold doors to outdoors. The ground floor bedroom accommodation provides an impressive main bedroom with stylish en-suite shower room and adjacent walk-in wardrobe, as well as three further double bedrooms which share the use of a first class family bathroom.

FIRST FLOOR ACCOMMODATION

To the first floor is a superb guest bedroom with luxurious en-suite bathroom – this room benefits from extensive built in storage and could provide an alternative main bedroom suite if required. To complete the first floor accommodation is a home office, ideal for those with a need to work from home.

PLEASE NOTE

In our opinion, the layout of accommodation at Nutwood would easily adapt to provide a self-contained annex.









OUTSIDE

Nutwood stands within private, mature gardens and grounds extending to approximately 2 acres. The property is accessed through electric gates, with a sweeping driveway leading to a forecourt providing off road parking for number vehicles.

Positioned to the side of the property is a generous detached garage with workshop space to the rear. There is also a further gated parking area, providing additional parking, perfect for a horsebox, trailer or larger vehicles.

To the rear of the property are large lawned gardens, showcasing a variety of mature trees and perfect for an active family lifestyle.

Beyond the gardens is a fenced paddock, ideal for accommodating a pony, or as an extension to the garden for children or pets to enjoy. The paddock can be accessed from an additional entrance separate to the garden.

KINOULTON

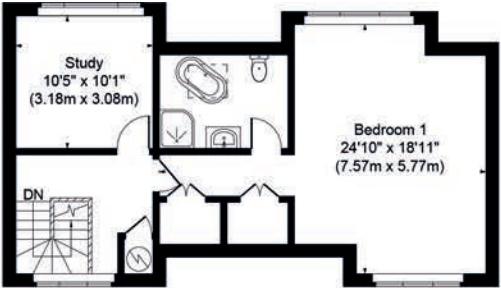
The property is situated on the edge of Kinoulton, being a highly regarded south Nottinghamshire village. The village has a strong local community and benefits from a village pub, a primary school and village church. Further amenities can be found in the village of Hickling which has a recently opened farm shop and the larger villages of Keyworth, Cotgrave and Cropwell Bishop are a short drive away, all of which offers shopping facilities for day-to-day life. Kinoulton is extremely well located for the commuter with ease of access to the region's commercial and retail centres and the A46 being easily accessible which opens to the larger cities of Nottingham, Leicester and Lincoln. For those needing to travel further afield Newark and Grantham train stations are within easy reach connecting to the City of London and East Midlands Airport is also approximately a 30 minute drive.

SERVICES

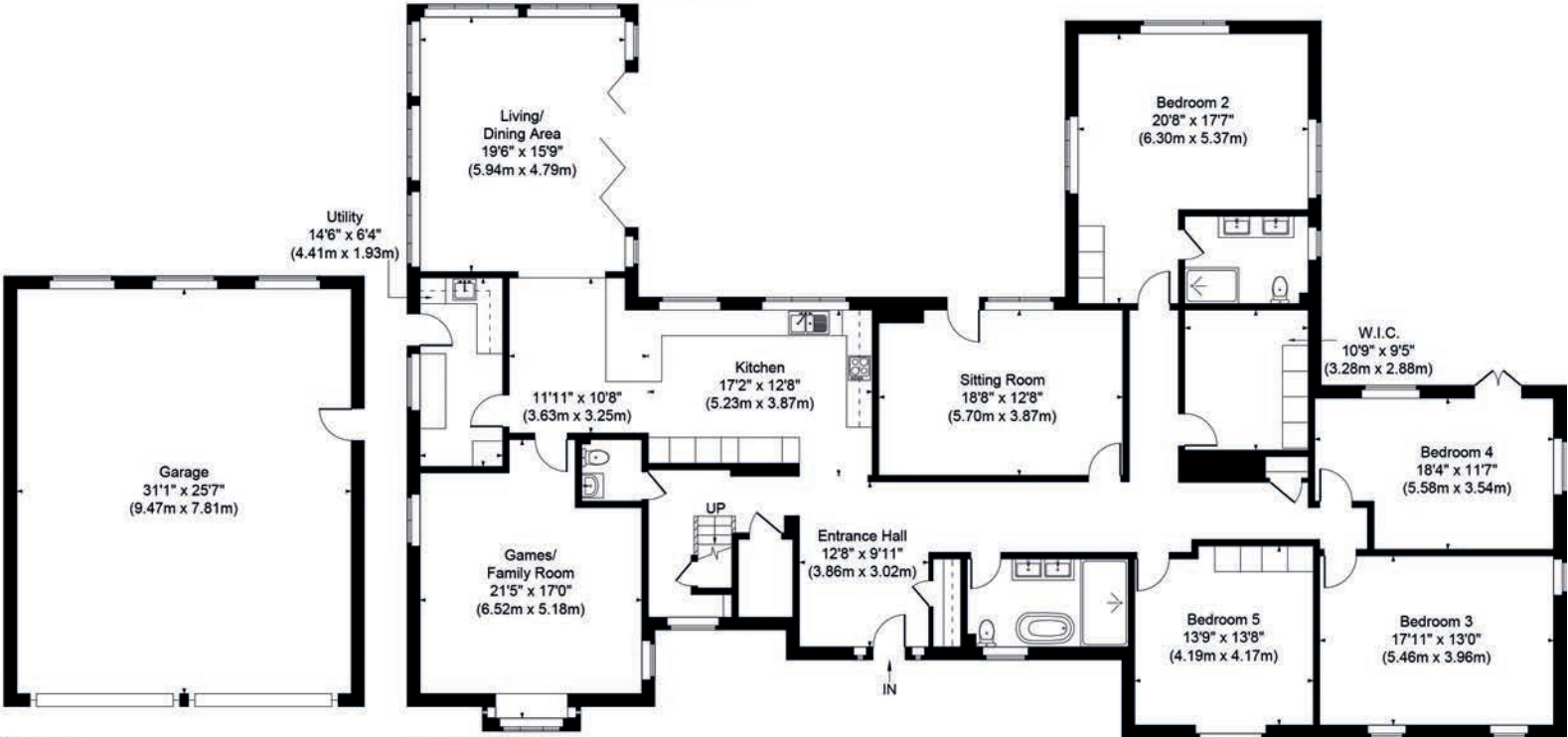
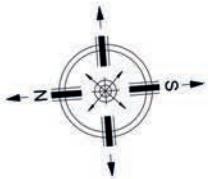
Oil fired central heating, mains electricity and water. Private drainage system.



Nutwood, Fosse Way, Kinoulton
Approximate Gross Internal Area
Main House = 344 sq.m/3699 sq.ft
Garage = 74 sq.m/796 sq.ft
Total = 418 sq.m/4495 sq.ft



First Floor



Garage

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 14068260. Registered Office: H1 Ash Tree Court, Mellors Way, Nottingham Business Park, Nottingham, England, NG8 6PY. Printed 12.06.2025



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