



1 Gainsborough Close,
Kinoultun, NG12 3EU

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Thomas James are delighted to offer this detached bungalow to the market.

The property provides spacious accommodation including an entrance hall, a fitted breakfast kitchen, a living room, two double bedrooms, and a bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the rear, further gardens at the front, plus a driveway and detached single garage providing off road parking.

Situated in a cul-de-sac position, in the picturesque village of Kinoulton in the Vale of Belvoir, the property is within easy reach of the local primary school and public house. Main road routes provide access to Nottingham, Leicester and Newark.

Offered to the market with no upward chain. Viewing is recommended.

Offers In The Region Of £290,000





ACCOMMODATION

UPVC Entrance Door

With a glazed panel at the side of the property, opens to the:-

Entrance Hall

Tiled flooring, ceiling light point and wall light point, radiator, loft access hatch, airing cupboard housing the hot water cylinder.

Breakfast Kitchen

Fitted with a range of wood effect wall, drawer and base units, tiling to the splash backs and roll edge work surfaces, stainless sink and double drainer unit, space and plumbing for a washing machine, space for a fridge/freezer, space for a microwave, fitted electric oven, and an electric hob with an extractor hood over.

UPVC double glazed window to the front elevation, tiled flooring, radiator, wall mounted Gloworm boiler.

Living Room

UPVC double glazed bay window to the front elevation, ceiling light point, radiator, gas fire set on a tiled hearth with a brick surround, television aerial connection point.

Bathroom

Fully tiled and fitted with a bath with an electric shower over, and a vanity unit incorporating the concealed flush wc and the wash hand basin.

Opaque UPVC double glazed window to the side elevation, ceiling light point, shaver point.

Bedroom One

Fitted wardrobes, radiator, ceiling light point, sliding patio doors opening to the rear garden.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point.

OUTSIDE

At the front of the property, the garden is laid to a gravelled bed with planted shrubs, and a fenced side boundary.

OUTSIDE (Cont'd)

To the side of the property the driveway provides off road parking,

and gives access in turn to the GARAGE. There is an external light, and gated access to the rear.

The east facing rear garden includes a patio seating area, and a gravelled bed with planted shrubs and roses beyond. There are fenced and hedged boundaries, an external tap and an external light.

Detached Single Garage

With an up and over door to the front, power and lighting connected, and a pedestrian door opening to the side.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

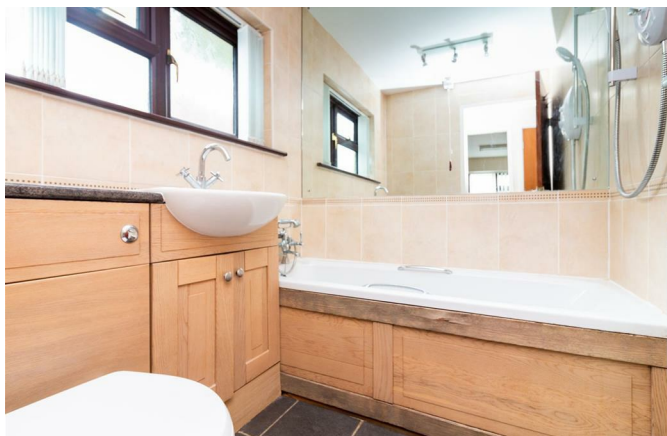
Amount Payable 2023/2024 £2,001.55.

Directions

Gainsborough Close can be located off Main Street, Kinoulton.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

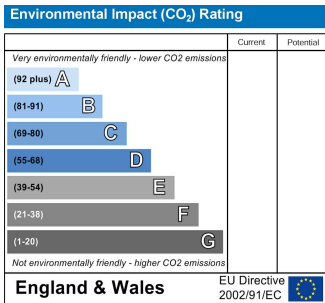
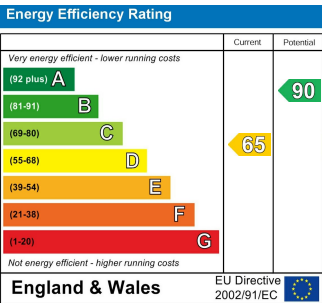


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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

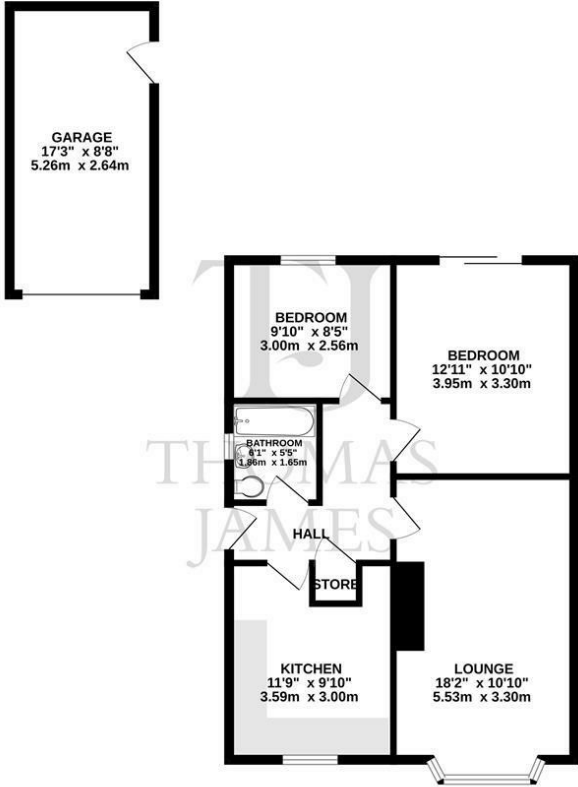


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GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 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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