



12 Meadow Way,
Kinoulton, NG12 3RE

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Thomas James are delighted to offer this well presented detached family home to the market.

The property provides versatile accommodation arranged over two floors including an entrance hall, a large living room, a dining room, a breakfast kitchen, a study/bedroom 5, a conservatory spanning the width of the property, plus shower room on the ground floor with the spacious first floor landing giving access to four good size bedrooms and the family bathroom.

Benefiting from gas central, UPVC double glazing, and Oak internal doors, the property occupies a larger than average plot with well maintained gardens to the front, side and rear, plus a driveway and detached double garage providing off road parking for a number of vehicles.

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

Early viewing is highly recommended.

Guide Price £499,000



Directions

Meadow Way can be located off Main Street, Kinoulton.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

At the side of the property, opening to the:-

Entrance Hall

Stairs off to the first floor, radiator, ceiling light point, doors into the study/snug, the living room, the kitchen and the ground floor shower room.

Study / Bedroom Five

UPVC double glazed windows to the front and side elevations, ceiling light point, radiator.

Ground Floor Shower Room

Fitted with a double shower enclosure with an Aqualisa electric shower, a wash hand basin, and a concealed flush wc.

Opaque UPVC double glazed window to the front elevation, tiling to the splash backs and the floor, under floor heating, ceiling spot lights.

Living Room

UPVC double glazed bay window to the front elevation, ceiling light point, radiator, feature multi fuel burner set on a marble effect hearth with a marble effect backplate and white wooden surround, open access to the:-

Dining Room

Radiator, ceiling light point, UPVC double glazed sliding patio doors opening to conservatory, door to the:-

Kitchen

Fitted with a range of wall, drawer and base units in

white, tiled splash backs and roll edge work surfaces, one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and dishwasher, space for both an under counter fridge and freezer, integrated electric fan assisted double oven, and a four ring gas hob with an extractor hood over.

UPVC double glazed window overlooking the conservatory, breakfast bar, wall mounted Vaillant central heating boiler housed in a cabinet, tiling to the floor, radiator, two ceiling light points, UPVC glass panelled door opening to the:-

Conservatory

Spanning the width of the property, of UPVC construction with a quarter height wall, wall light point, tiling to the floor, under floor heating, windows to all sides, a UPVC glass panelled door opening to the side, and UPVC double glazed French doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch (giving access to the insulated loft space above), shelved airing cupboard housing the hot water cylinder, doors into four bedrooms and the family bathroom.

Bedroom One

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

Bedroom Two

UPVC double glazed window to the rear elevation,





radiator, ceiling light point, fitted wardrobes and matching bedside tables.

Bedroom Three

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

Family Bathroom

Fitted with a panelled bath with an electric shower and a glazed screen over, a pedestal wash hand basin, and a low flush wc.

Opaque UPVC double glazed window to the rear elevation, tiling to the splash backs and floor, ceiling light point, radiator.

Bedroom Four

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

OUTSIDE

There is an attractive garden to the front of the property, laid to lawn with well maintained flower and shrub beds, and two established trees. There are pathways to the entrance door, the driveway and the garage, and a timber gates at both sides giving access to the rear garden.

The double width driveway at the side provides off road parking, and in turn gives access to the **DOUBLE GARAGE**.

The well maintained rear garden is fully enclosed and includes a patio seating area, a shaped lawn, well stocked flower and shrub beds, working vegetable plots, and established trees. The garden has external

lighting, an external tap, and houses a green house.

There is a further patio seating area at the side, with gated access to the garage.

Double Garage 18'10" x 19'2" (5.75 x 5.85)

Of brick construction, with two up and over doors, power, water and lighting connected, eaves storage.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2023/2034 £2,752.14.

Referral Arrangement Note

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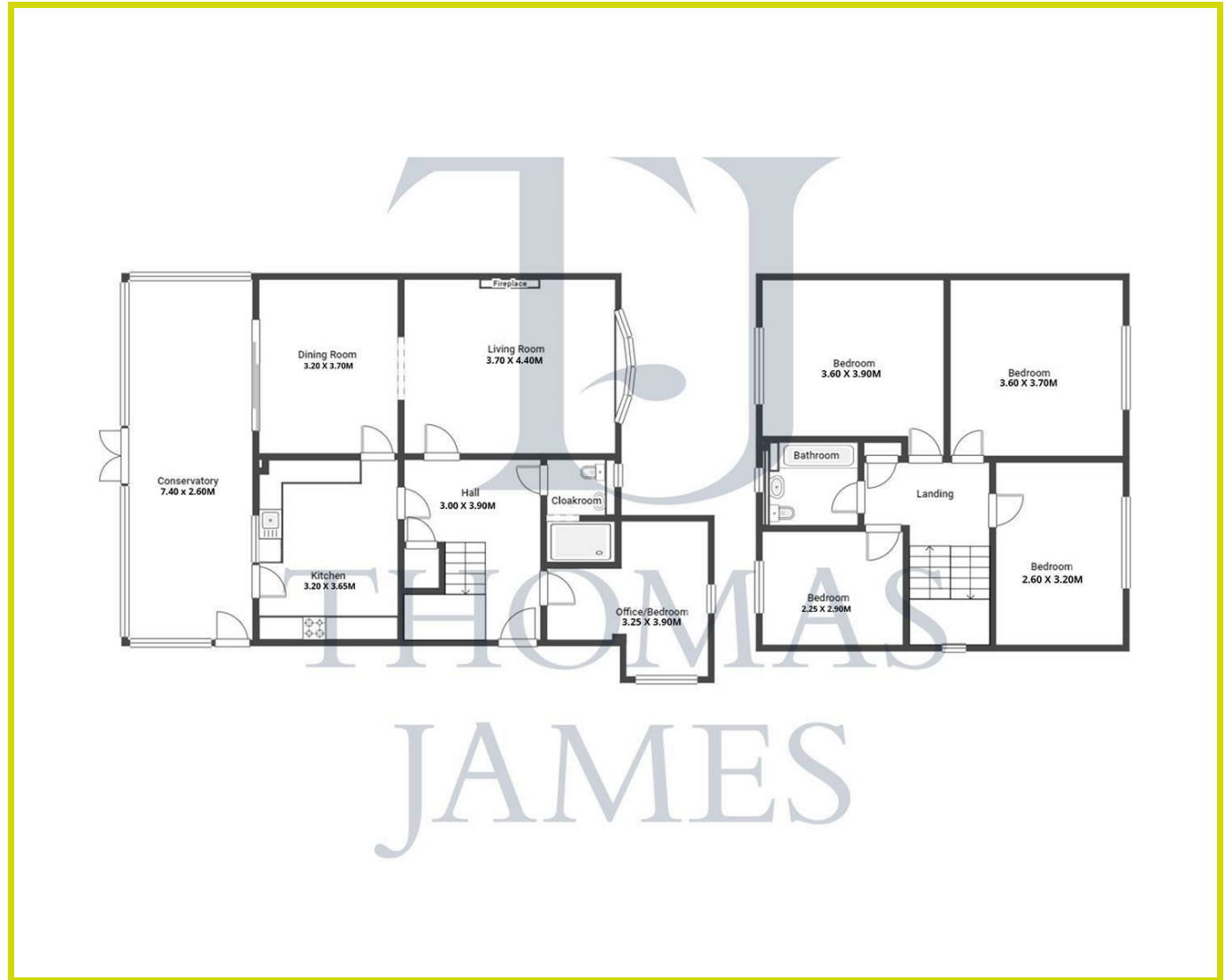
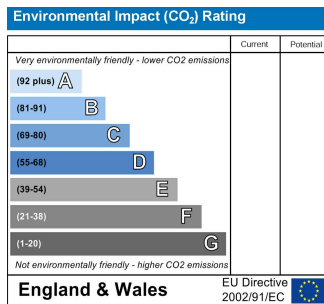
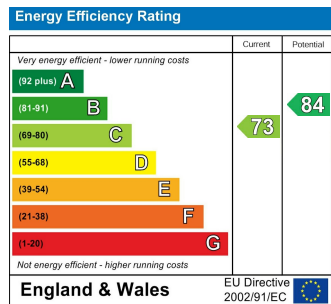


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