



9 Gardner Drive,  
Kinoulton, NG12 3RB



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Offered to the market with no upward chain, this well presented detached family home provides spacious accommodation arranged over two floors including an entrance porch, an entrance hall, a dual aspect living room, a separate dining room, a kitchen/diner, a utility room and a cloakroom/wc on the ground floor, with the first floor landing giving access to five bedrooms (four with built in wardrobes and the master with an en-suite bathroom), plus the family bathroom.

Benefiting from gas central heating and double glazing, the property is positioned on a large corner plot at the end of a cul-de-sac, and has mature enclosed gardens to the rear and side, further gardens to the front, plus a driveway and integral double garage providing off road parking for a number of vehicles.

Situated in 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.

Viewing is essential!

## Guide Price £495,000



THOMAS





## ACCOMMODATION

The entrance door opens to the entrance porch, which has tiled flooring and an internal door into the entrance hall. From here, the stairs rise to the first floor, there is an under stairs storage cupboard, and doors into the living room, the dining room, the kitchen/diner and the cloakroom/wc.

The bright, dual aspect living room has a window to the front, a gas fire set in a feature fireplace, and a glazed door with full height windows to both sides, opening to the rear garden.

The separate dining room has full height windows overlooking the rear garden, a glazed door leading out, and a door into the kitchen/diner.

Fitted with a matching range of wall, drawer and base units with roll edge work surfaces over, the kitchen/diner has a stainless steel sink and drainer unit with a mixer tap over, space for a fridge/freezer, and space for an electric cooker. There are windows to the rear and side, a UPVC door opening out to the garden, and a door into the utility room. The utility room has further wall and base units, roll edge work surfaces, a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a dryer, and houses the Worcester central heating boiler.

On reaching the first floor, the landing has a loft access hatch, a built in storage cupboard, an airing cupboard (housing the hot water cylinder), and doors into five bedrooms. Bedroom one has built wardrobes with mirrored doors, an over stairs cupboard, and an en-suite bathroom.

Bedrooms two, three and four also have built in wardrobes. The fitted family bathroom completes the first floor accommodation.



## OUTSIDE

The tarmac driveway provides off road parking for a number of vehicles, and in turn gives access to the INTEGRAL DOUBLE GARAGE (with an electric up and over door, a window to the side, and a pedestrian door to the rear garden). There is a lawned garden adjacent, with hedged boundaries, a block paved pathway to the entrance door (with external light), and gated access to the rear garden.

To the side and rear of the property there is a good size garden which includes a patio seating area, a lawned area, and mature shrubs and trees. There is an electric awning for use over the south facing patio. Timber fence enclosed, the garden has an external light, and houses two wood built storage sheds.

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,877.96.

## Referral Arrangement Note

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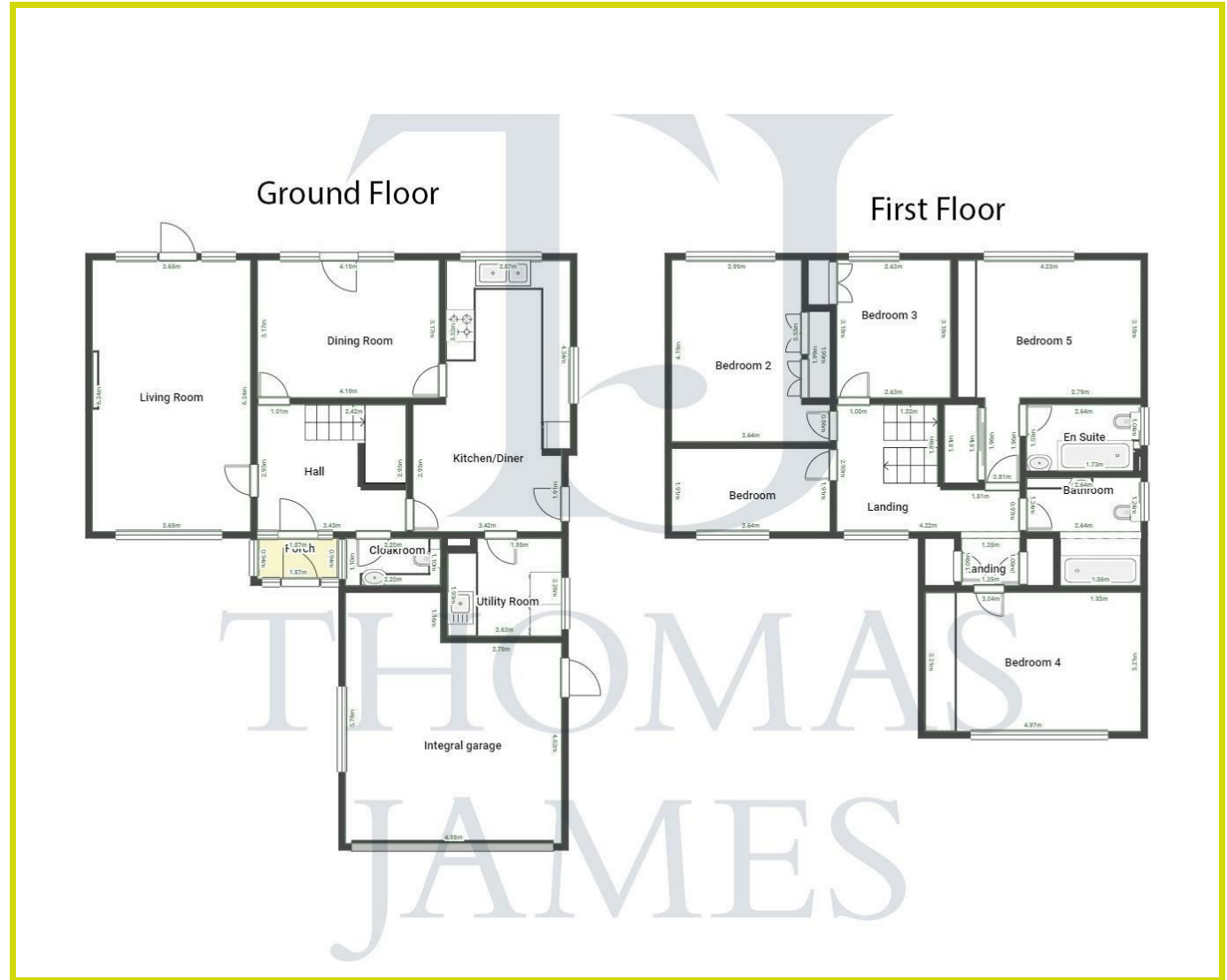
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## MONEY LAUNDERING

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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>90</b></p>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)



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