



1 Pinfold Close,  
Kinoultun, NG12 3EW

TJ  
THOMAS  
JAMES



# 1 Pinfold Close, Kinoulton, NG12 3EW

This detached family home provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, a living room, a conservatory with French doors opening to the rear garden, a dining room, a fitted kitchen, a utility room, and a wc on the ground floor, with the first floor landing giving access to three double bedrooms (master with an en-suite shower room), a single bedroom, and the four piece bathroom.

Benefiting from gas central, UPVC double glazing, and fibre broadband connection, the property occupies a large corner plot, with well maintained gardens to the front, side and rear, plus a double driveway, an integral single garage, and a car port providing off road parking for a number of vehicles.

Situated in a pleasant position, in popular Vale Of Belvoir village of Kinoulton, the property is within easy reach of the local primary school, cricket club, and church. There are main road routes providing access to Nottingham, Leicester and Newark.

Offered to the market with no upward chain. Early viewing is highly recommended.

Guide Price £475,000







#### ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a useful under stairs storage cupboard, and doors into the living room, the dining room, the fitted kitchen, and the ground floor wc.

The bright and spacious living room has a window to the front, a feature multi fuel burner, and patio doors opening to the conservatory. The wood framed and double glazed conservatory has a radiator, and French doors opening to the garden.

The separate dining room has a window to the front.

The ground floor wc is fitted with a concealed flush wc, and a wash hand basin with a vanity cupboard beneath.

Fitted with a matching range of Shaker style wall, drawer and base units, with granite work surfaces over, the kitchen has a large CDA range style cooker with an extractor hood over, an integrated dishwasher, and a plumbed American style fridge/freezer (with a cold water dispenser). There is a window to the rear, a useful pantry store cupboard, and a UPVC door opening to the utility room.

The utility room has a range of Shaker style base units, with roll edge work surfaces over, a sink and drainer unit with a mixer tap, space and plumbing for a washing machine, and space for a dryer. UPVC French doors open to the garden from here, and there is a pedestrian door into the integral garage.

On reaching the first floor, the landing has an airing cupboard housing the hot water cylinder, a large loft hatch with a pull down ladder (giving access to the insulated, and partially boarded loft space above), and doors into all four bedrooms, and the family bathroom.

There are two double bedrooms overlooking the front, one with fitted wardrobes, one with a walk in wardrobe.

The master bedroom overlooks the rear, has a built in wardrobe, and a door to an en-suite shower room. The en-suite shower room is fitted with a double shower enclosure, a wash hand basin with a vanity cupboard beneath, and a wc.

The single bedroom is currently used as an office.

Completing the accommodation, the family bathroom is fully tiled, and fitted with; a panelled bath, a separate shower enclosure, a wash hand basin with a vanity cupboard beneath, and a wc.

#### OUTSIDE

The double driveway provides off road parking for up to two vehicles, and in turn gives access to the INTEGRAL SINGLE GARAGE (With an up and over door, power and lighting connected, an electric car charger, boarded loft space, a pedestrian door to the utility room, and housing the consumer board and the Worcester Bosch boiler). There is a pathway to the entrance door, and pathway to the side, giving wrought iron gated access to the rear. Extending to the side, the adjacent garden is laid to pea gravelled beds, with well maintained shrubs and established trees.

Double wrought iron gates give access to the CAR PORT at the side of the property. There is also a timber storage shed, and access to the rear garden.

The attractive rear garden includes two patio seating areas, a shaped lawn, established shrub beds and borders, and mature trees. Privately enclosed by hedged boundaries, the garden has an external tap, external lighting, a further timber storage shed, and a greenhouse.

#### Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2877.96

#### Referral Arrangement Note

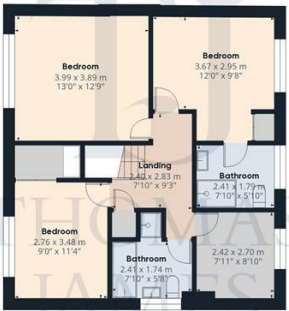
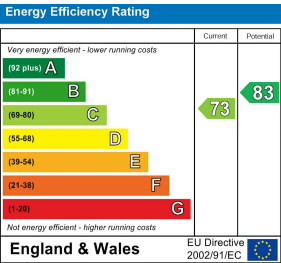
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Approximate total area<sup>®</sup>  
162.52 m<sup>2</sup>  
1749.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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