



94 Main Street,
Kinoultun, NG12 3EN

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This delightful detached bungalow provides spacious and versatile accommodation including: an L-shaped entrance hallway, a large living room, an open plan dining kitchen with patio doors opening to the rear garden, a separate utility room, four bedrooms (two with fitted wardrobes), a study, and a well proportioned wet room/shower room.

Benefiting from gas central heating, and UPVC double glazing, the property is set well back from the lane, and has a private rear garden, and ample off road parking for a number of vehicles to the front.

Occupying a pleasant position in the highly regarded village of Kinoulton, the property enjoys panoramic views from the rear, over local paddock land and the countryside beyond, and is close to the local primary school.

Kinoulton also has a well used village hall, a cricket club, and a public house. There is easy access via the A46, to Nottingham, Leicester, Newark and beyond. Neighbouring villages of Cotgrave, Cropwell Butler and Cropwell Bishop, along with the market town of Bingham, provide further amenities.

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

Guide Price £360,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has solid oak flooring, a loft access hatch (with a pull down ladder, giving access to the partially boarded loft space above), and pine stained doors opening to the bedrooms, the wet room/shower room, the study, and the living room.

The living room has two windows to the side, a feature fireplace with a gas fire set in a marble effect surround, solid wood flooring, and glazed double doors opening to the dining kitchen.

The dining kitchen has a range of Wren cottage style wall, drawer and base units in cream, under cabinet lighting, granite effect work surfaces, and built in appliances including; a dishwasher, a fan assisted oven, and a gas hob. There is a breakfast bar area, open access to the utility room, a window to the rear, and sliding patio doors opening to the rear garden.

The utility room has floor units, roll edge work surfaces, space and plumbing for a washing machine, and space for a fridge/freezer. The wall mounted Worcester Bosch combination boiler is housed here, there is a UPVC window to the rear, and a UPVC door opening to the rear garden.

Bedrooms one and two both have a window to the front (with made to measure shutters), and fitted wardrobes.

Currently used as a reading room, bedroom three has a window to the side.

Bedroom four has a window to the rear. A useful storage cupboard adjacent to bedroom four could be adapted for use as a walk in wardrobe for this room.

Fully tiled, the wet room/shower room has a mains fed shower, a wash hand basin with vanity storage cupboards beneath, and a low flush wc. There is an opaque window to the front.

Completing the accommodation, the study has fitted office furniture.

OUTSIDE

Set well back from the road, the property has a substantial block paved driveway and gravelled frontage, providing off road parking for a number of vehicles. There are fenced and mature hedged boundaries, established shrubs, and a gravelled pathway leading to the side. From this pathway there is pedestrian gated access to the rear.

The rear garden includes; a large patio seating area, a shaped lawn, a central seating area, well stocked shrub beds, and mature fruit trees. The garden boasts delightful views over the paddock land and neighbouring fields.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,013.80.

Referral Arrangement Note

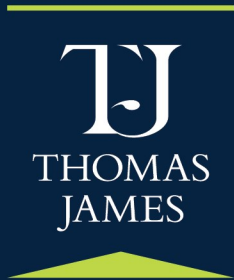
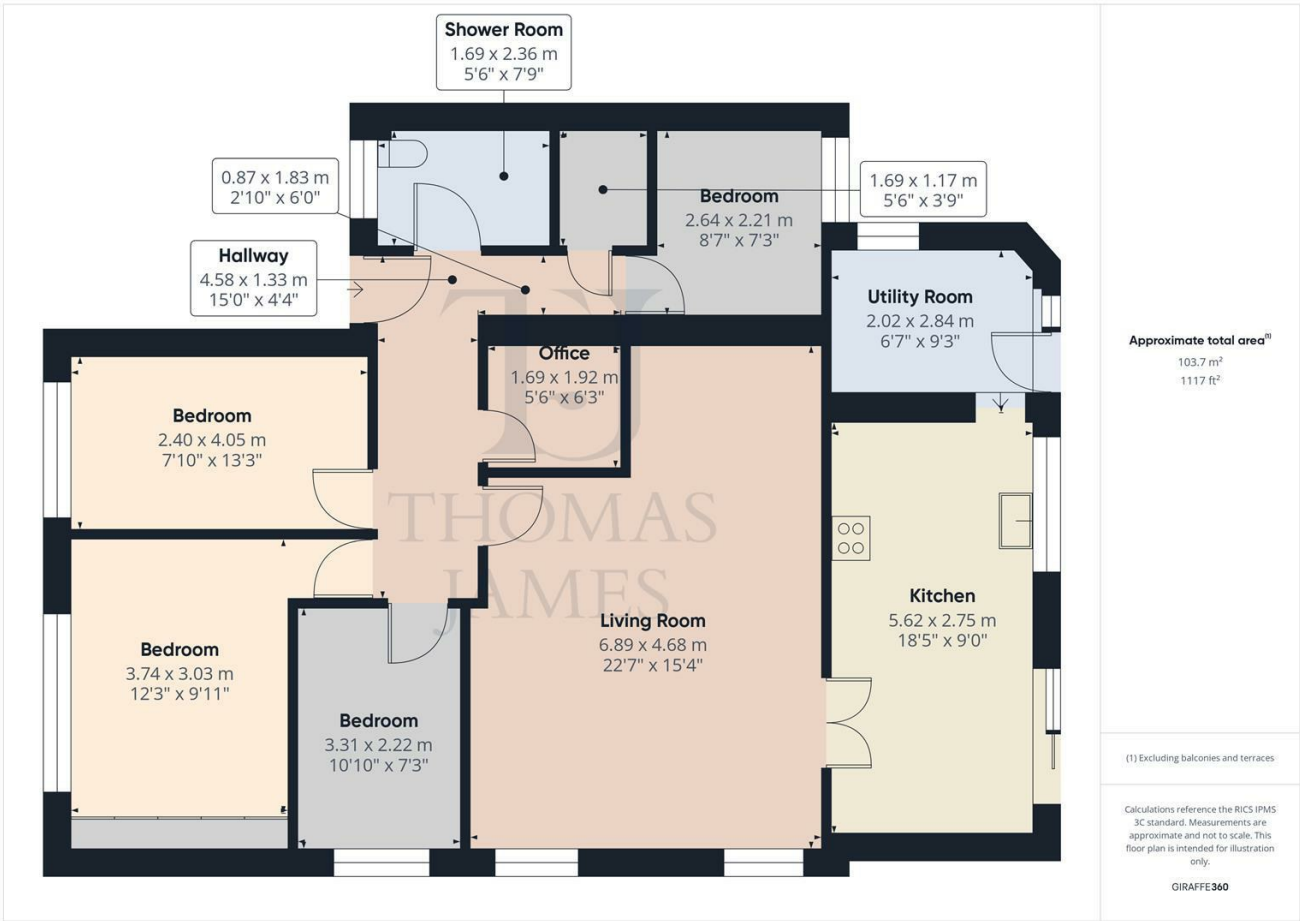
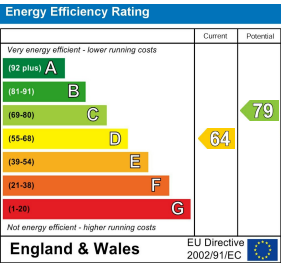
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