



Pinfold Lane, Kinoulton Nottingham NG12 3EB

welcome to

Pinfold Lane, Kinoulton Nottingham

WELCOME TO PINFOLD LANE

GUIDE PRICE £475,000-£500,000



Entrance Hall

Large entrance hall with access to ground floor and first floor accommodation.

Lounge

14' 10" x 13' 11" (4.52m x 4.24m)

A warm welcoming lounge with log burner and original oak fireplace and shelving. Blackout shutter blinds and a double internal door leading to the kitchen which could allow open plan.

Kitchen

22' 5" x 17' 9" (6.83m x 5.41m)

A show stopper of an open plan kitchen/diner with granite work tops, integrated appliances and induction hob. Original Oak beams, log burner and pantry. Sky lights and double glazed french doors which allows the kitchen/diner to be light and airy.

Utility Space

9' 5" x 7' 10" (2.87m x 2.39m)

Plumbing for an American style fridge/freezer and washing machine. Access to the Orangery.

Orangery

10' 8" x 9' 9" (3.25m x 2.97m)

A fantastic additional space looking out on to the beautiful garden. Sky lights and sliding patio doors which allows the room to be bright and open. This room is currently being used as a gym.

Wet Room

A fully tiled wet room which consists of walk in shower with rainfall shower head, low level w/c and hand basin.

Study/ Bedroom Four

11' 4" x 9' 6" (3.45m x 2.90m)

Currently being used as a study but be ideal for the fourth bedroom.

Bedroom One

15' 11" x 9' 5" (4.85m x 2.87m)

To the front of the property there is a double bedroom with built in bespoke wardrobes.

Ensuite

A modern ensuite which consists of a shower cubicle with rainfall shower head, vanity hand basin and low level w/c,

Bedroom Two

18' 1" x 11' 7" (5.51m x 3.53m)

A double bedroom with bespoke fitted wardrobes.

Bedroom Three

10' 10" x 10' 6" (3.30m x 3.20m)

A double bedroom with bespoke fitted wardrobes

Family Bathroom

A modern luxurious family bathroom which compromises of a whirlpool bath, shower cubicle with rain fall shower, vanity hand basin and low level w/c.

Loft Space

Fully boarded, insulated, combi boiler and the solar panel switch box.

Outside Space

To the rear of the home there is a lovely patio area and herb garden with side access on to the side of the street.

To the front of the home there is a large driveway for four cars and an ev charging port.

Outbuilding

To the rear of the home at the bottom of the garden there is a fully working annex which includes fully fitted kitchen and shower room, with electrics and electric heating and fully insulated throughout.



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Pinfold Lane, Kinoulton Nottingham

- FOUR BEDROOMS DETACHED HOUSE
- COUNCIL TAX BAND C
- BEAUTIFULLY PRESENTED
- DRIVEWAY WITH EV CHARGER
- SOLAR PANELS

Tenure: Freehold EPC Rating: C

offers over

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF102946 - 0006

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