



**Pinfold Lane, Kinoulton Nottingham NG12 3EB**

**welcome to**

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WELCOME TO PINFOLD LANE

William h Brown at West Bridgford are pleased to welcome this beautiful four -bedroom detached family home onto the market. Kinoulton is located in the South of Nottinghamshire in the beautiful Vale of Belvior.



### **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 showstopper 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

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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