



13 Gardner Drive

Kinoulton | NG12 3RB | Guide Price £375,000

ROYSTON
& LUND

- Asking Price £375,000
- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Downstairs W/C
- Integral Single Garage plus Detached Garage
- Conservatory
- Village of Kinoulton
- EPC rating C - Freehold
- Council tax band E





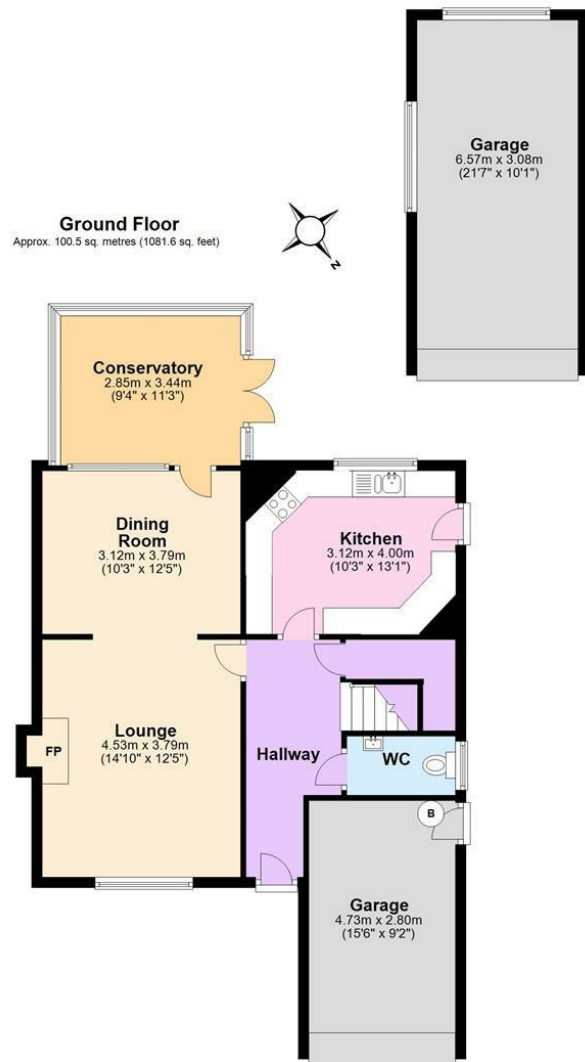
Royston and Lund are pleased to bring to the market this detached, four bedroom family home situated at the head of a cul-de-sac in the desirable village of Kinoulton, offered to the market with no upward chain. Gardner Drive is located within walking distance of Kinoulton's Ofsted Outstanding rated Primary School and Village Pub with the A46 a short drive away.

The property benefits from double glazing and central heating throughout. The ground floor accommodation comprises a welcoming entrance hallway which incorporates under-stairs storage. Off the hallway is a downstairs w/c, reception room to the front with a feature fireplace with internal doors leading to a dining room. The kitchen/breakfast room with integrated double oven, microwave, hob, extractor fan, fridge/freezer and sink with a waste disposal unit. Plumbing in place for a free-standing washing machine and dishwasher with a breakfast bar off the worktop. To the rear of the dining room a triple aspect conservatory has been added creating a nice second reception room/snug/office space.

To the first floor the landing leads to two double bedrooms, both of which have fitted wardrobes with two further bedrooms and a family bathroom comprising a corner shower, w/c, wash hand basin and bidet. There is an airing cupboard and loft hatch accessed from the landing.

To the front of the property there is a low maintenance, landscaped front garden finished with plum slate with a selection of potted plants and shrubs with a block paved driveway providing off-street parking for multiple cars (there is the potential to create further parking). An integral single garage with the driveway leading down the side of the property to an enclosed rear garden and second, detached garage, both with electric up and over doors. The rear garden has also been landscaped to allow low maintenance.





Total area: approx. 161.0 sq. metres (1732.5 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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