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12 Kinoulton Road

Cropwell Bishop | NG12 3BD | Guide Price £475,000

ROYSTON  
& LUND

- Guide Price Range £475,000 - £495,000
- Surrounded By Stunning Countryside
- Two Reception Rooms
- Driveway Leading To A Garage
- Freehold - EPC Rating C
- Detached Family Home
- Four Double Bedrooms
- Generous Plot
- UV Solar Panels To The East & West Aspect
- Council Tax Band E





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Royston & Lund are delighted to present this modern detached family home, situated on a generous plot at the edge of the village of Cropwell Bishop. The property boasts a westerly rear aspect overlooking adjacent paddocks and offers panoramic views to the front which stretch to Belvoir Castle on a clear day! Cropwell Bishop features a primary school, local shops with a post office, a health center, two public houses, and a church, with additional facilities available in the nearby market town of Bingham. The village offers excellent commuting options via the A46 and A52.

Upon entering the property you are greeted by the entrance hall which provides access to the accommodation throughout including a ground floor WC. The ground floor comprises of two spacious reception rooms as well as a conservatory to the rear. There is a fully fitted breakfast kitchen which features a range of units and integrated appliances.

To the first floor this home features four double bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room/WC. The remaining bedrooms are complemented by the family bathroom which consists of a four piece white featuring a WC, wash basin, shower and a bath.

Outside, the rear garden includes a timber summerhouse, providing a relaxing spot with a garden view. The garden also includes a patio area, lawn and a chicken coop. The front offers a generous block-paved driveway which leads to an integral garage equipped with an electric car charging point.





### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

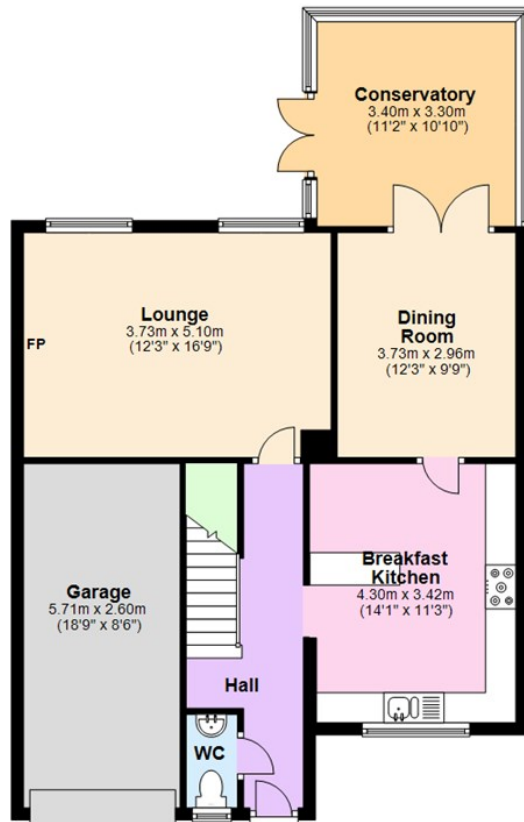
England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

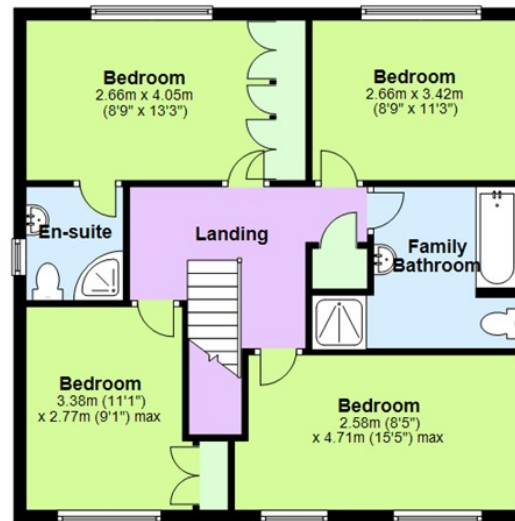
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**Ground Floor**  
Approx. 84.4 sq. metres (908.7 sq. feet)



**First Floor**  
Approx. 66.3 sq. metres (714.2 sq. feet)



Total area: approx. 150.8 sq. metres (1622.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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