



4 Newbold Way

| NG12 3RF | Asking Price £450,000

ROYSTON
& LUND

- Detached Family Home In Kinoulton
- Two Reception Rooms
- Fully Fitted Kitchen - Separate Utility
- Views Over Countryside
- Freehold - EPC Rating D
- Four Generously-Sized Bedrooms
- Downstairs WC - Family Bathroom
- Conservatory - Sun Room
- Driveway Leading To A Double Garage
- Council Tax Band E





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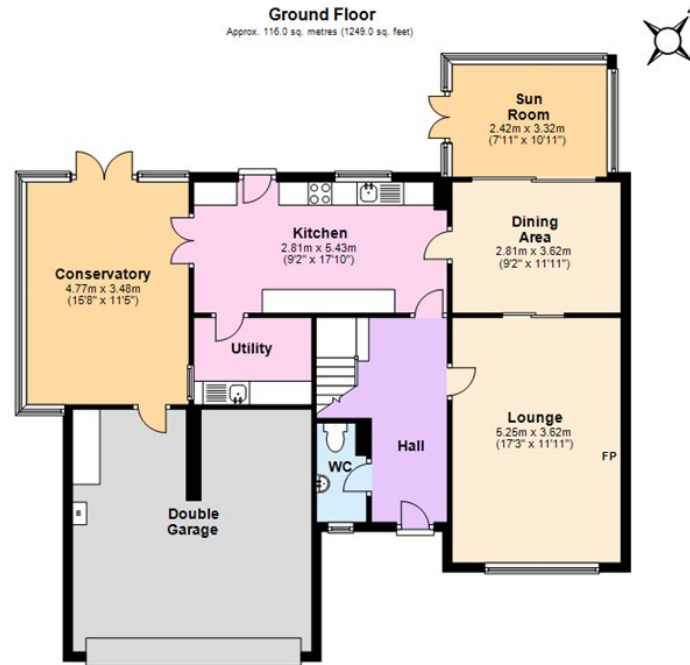
Royston & Lund are pleased to present this well-presented detached family home in the quaint village of Kinoulton which is nestled in the beautiful Vale of Belvoir within Nottinghamshire's Rushcliffe borough. Kinoulton offers essential amenities like a primary school, village hall and The Nevile Arms pub.

Upon entering the property you are greeted by the entrance hall which provides access to the accommodation over both floors including a convenient ground floor WC. The lounge is accessed via the first door on the right hand side and is a nicely-sized space for the family and includes a front facing window. The second reception room is a versatile dining area which could be used as a play room depending on personal configuration. The kitchen includes fully fitted units and the benefit of a separate utility room. Lastly, the ground floor comprises of a sun room with French doors to the rear and a conservatory which is situated to the side elevation.

To the first floor there are four double bedrooms. The main bedroom benefits from fitted wardrobes which provide excellent store. The bedrooms are complemented by the family bathroom which comprises of a four piece white suite consisting of a bath, wash basin, WC and a shower.

Outside, to the front there is a driveway leading to a double garage. The garage houses a Podpoint electric car charger, fitted units with space for white goods and the boiler. To the rear there is a larger than average rear garden which includes a patio space, various plants/shrubs, lawn space and views which overlook stunning nearby fields.





Total area: approx. 183.8 sq. metres (1978.9 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(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

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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