

# SUPERIOR HOMES

## ROYSTON & LUND



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# Kinoulton Lodge Fosse

| NG12 3ER

Asking Price £729,000

Royston & Lund are delighted to market this spacious, detached family home set on a generous plot measuring approximately half an acre set on the edge of the village of Kinoulton. Approximately 2700 square foot of interior accommodation creates wonderful flexibility in this family home.

Finished to a high standard throughout you enter the property via a porch which leads to the hallway/reception room comprising an exposed staircase and built in cupboard. The living room is larger than average with an impressive feature fireplace incorporating a 5KW log burner. The kitchen/diner is a generous size with integrated appliances such as a rangemaster style gas oven oven and hob fueled by bottled LPG with an extractor fan, pieced together with a stylish Belfast sink along with sleek counter work tops and space for a dining table to accommodate the family. The ground floor also consists of an office space, downstairs WC and a utility room.

To the first floor there are four well proportioned double bedrooms. The main bedroom has the benefit of built in wardrobes and a en-suite shower room. Bedroom two also has the benefit of en-suite shower room. The remaining bedrooms both have access to a separate three piece suite family bathroom. The first floor has the convenience of eave space for storage needs.

Front gates open to a driveway leading to the front aspect of the property where there is ample parking, a large front garden is mainly laid to lawn with some mature trees, this wraps round the far side of the property to the rear. The rear garden has a generous patio area which then leads onto another lawned area.

To the side of the property is a selection of purpose built storage sheds which are undercover and benefit from power. A former double garage has been utilised by the current owner as an impressive workshop but could easily be reinstated to a garage if required which also benefits from lighting and power.







- Set on Aprox. 1/2 acre plot
- Detached
- Four Bedrooms
- Two En-Suites
- Integrated Kitchen Appliances
- Feature Fireplace w/Log Burner
- Edge of Village Location
- Large Workshop / Double Garage
- EPC Rating - E
- Freehold - Council Tax Band - G



















The property is fuelled by oil fired central heating with drainage via a cesspit sunk in to the front garden.

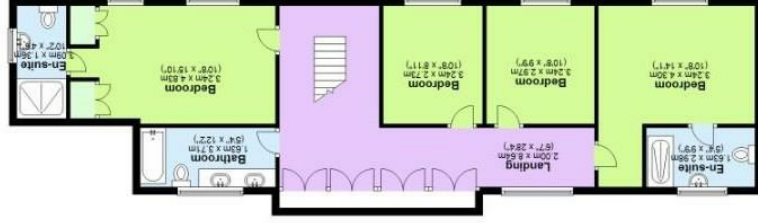


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Potential	Current	

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus)	A	41
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	77
(1-20)	G	
Not energy efficient - higher running costs		
Potential	Current	

EPC



Where every attempt has been made to ensure the accuracy of the floor plan construction, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect accepts no liability.