



Thorpe End Owthorpe Lane

Kinoulton | NG12 3EH | £485,000

ROYSTON
& LUND

- Countryside Views
- Downstairs Utility and WC
- Log Burner
- Well Presented
- EPC Rating - D
- Four Bedrooms
- Integrated Kitchen Appliances
- Conservatory
- Ensuite
- Freehold Council Tax Band - E





Royston and Lund are pleased to present this beautifully appointed four-bedroom detached property occupying a prominent corner plot, with open country views. This property has been finished to a high standard throughout, offering comfortable and stylish family living. Nestled in the picturesque village of Kinoulton, the property enjoys scenic views and countryside living within easy reach of the popular local primary school, a traditional country pub within walking distance, and convenient access to the A46, Nottingham and Leicester.

The bright living room, illuminated by multiple windows, features a focal point log burner, creating a warm and inviting atmosphere. Sliding doors open into a generous kitchen/diner, perfect for family gatherings and entertaining. The generously sized modern kitchen is equipped with a full suite of high-end integrated appliances, including an oven, hob, extractor fan, fridge/freezer, and dishwasher.

A convenient WC/utility room is located on the ground floor, and beyond leads to a spacious conservatory. With its Velux windows and French doors, the conservatory provides a great additional lounge space with seamless transition to the garden. The first floor landing gives access to a master bedroom benefitting from built-in wardrobes and an ensuite shower room with three further well proportioned double bedrooms that are served by a well-appointed family bathroom, complete with a bath and overhead shower, WC, and wash basin.

Outside there is a delightful wrap-around garden and lawn area, enhanced by well-maintained hedges, providing privacy and curb appeal. The rear garden boasts a large patio area, perfect for outdoor entertaining, and is securely enclosed by fenced boundaries.

A large tandem garage is located at the side of the garden, with space for off-street parking.





Total area: approx. 158.6 sq. metres (1707.6 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		81
(69-80) C		
(55-68) D	61	
(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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