

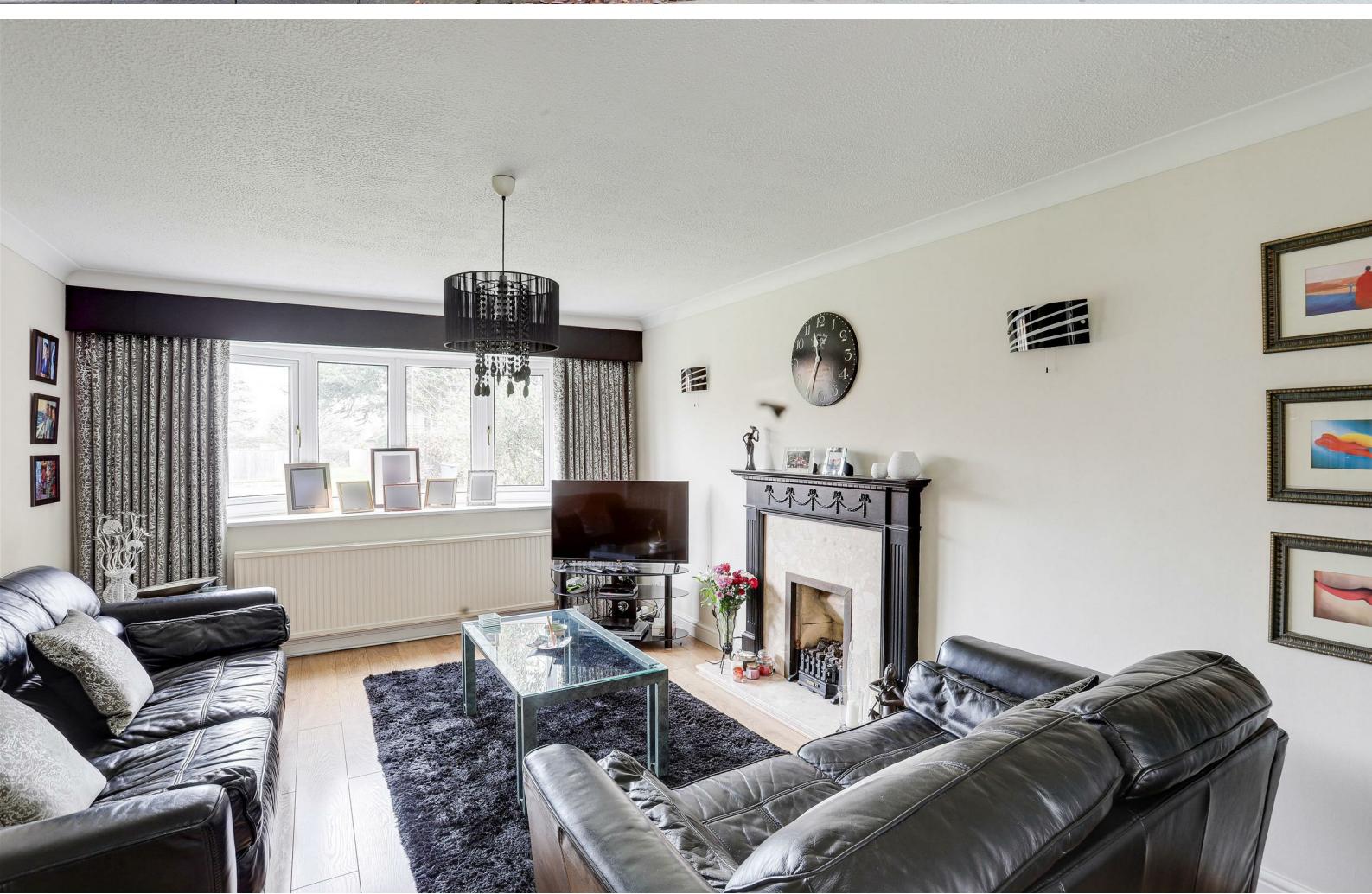
HoldenCopley

PREPARE TO BE MOVED

Newbold Way, Kinoulton, Nottinghamshire NG12 3RF

Guide Price £400,000 - £450,000

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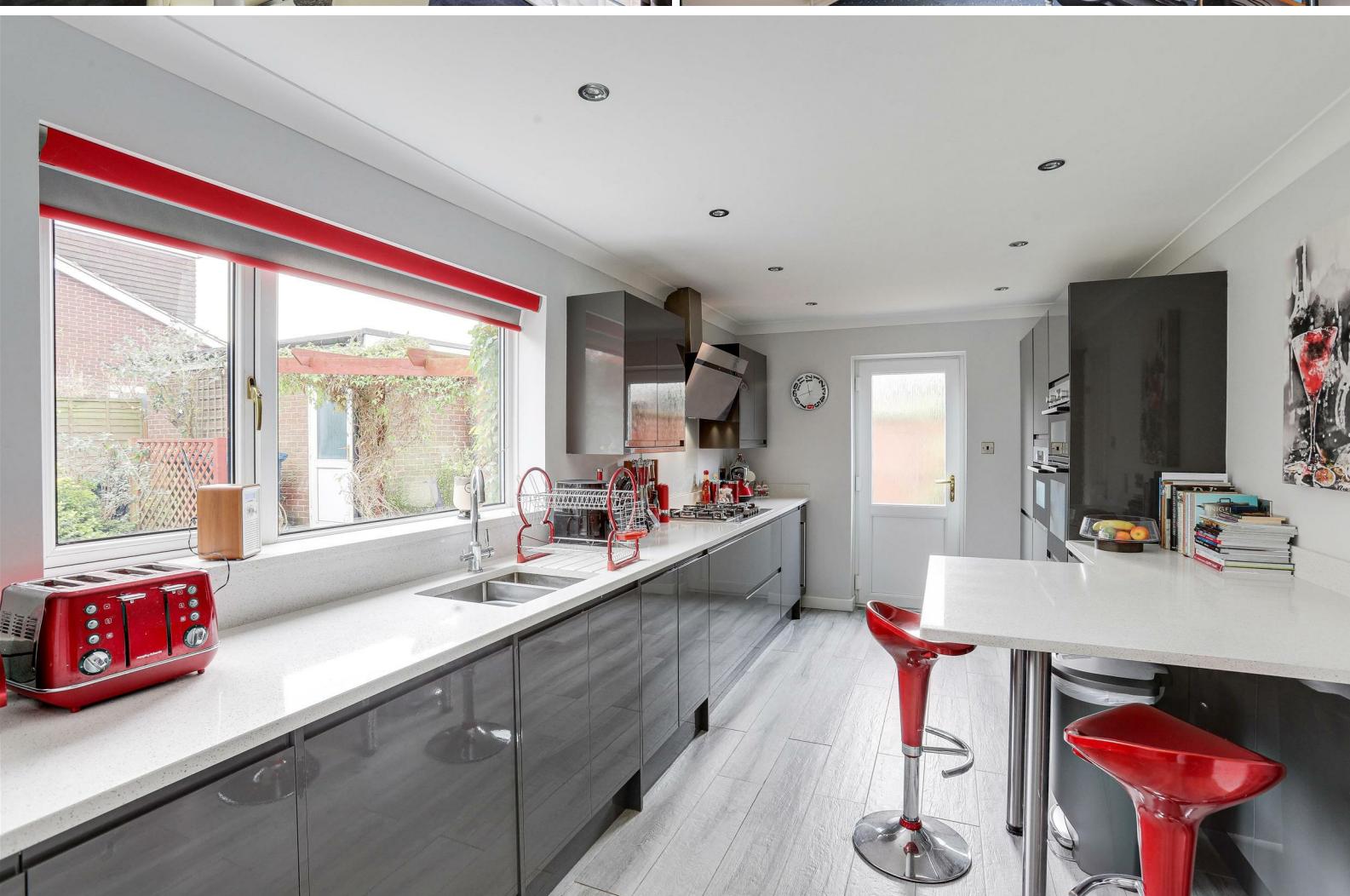
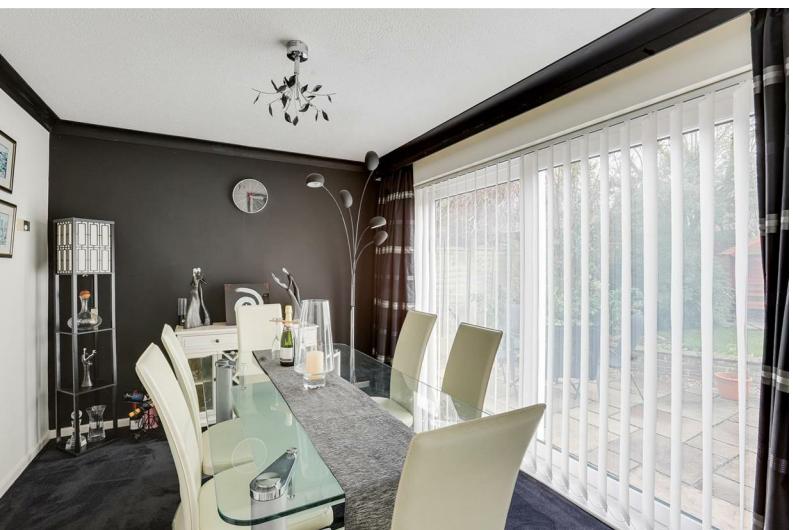
GUIDE PRICE £400,000 - £425,000

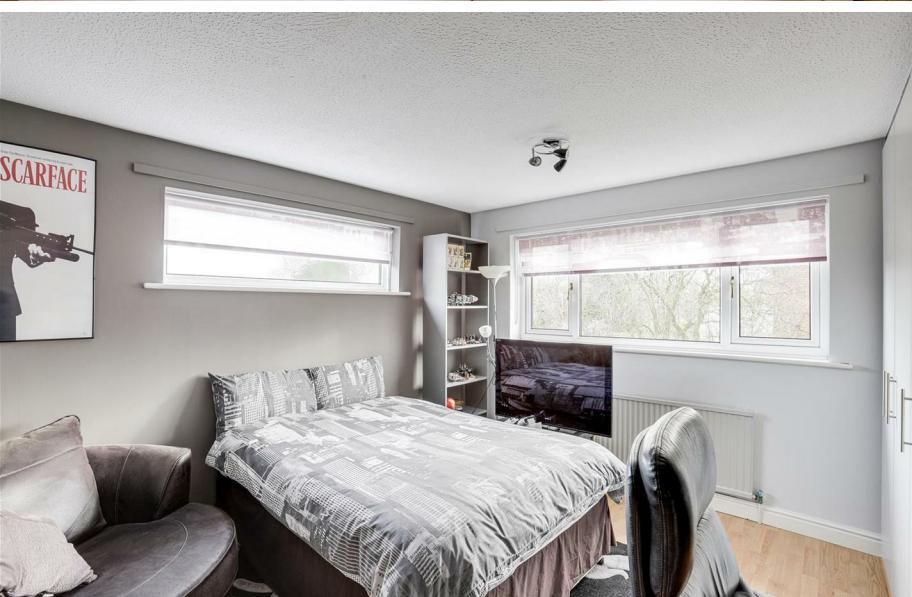
SPACIOUS FAMILY HOME...

This well-presented four-bedroom detached house is a spacious family home, situated on a corner plot in a sought-after village location. The property is conveniently located close to local amenities, including schools and shops, making it ideal for family living. On the ground floor, the entrance hall leads to a bright reception room with double interior doors opening into the dining room. The modern kitchen features a breakfast bar and offers ample space for cooking and dining. Additionally, the ground floor includes a versatile study, perfect for a home office or playroom, and a convenient W/C. Upstairs, there are four double bedrooms, all generously sized, and a four-piece family bathroom suite.

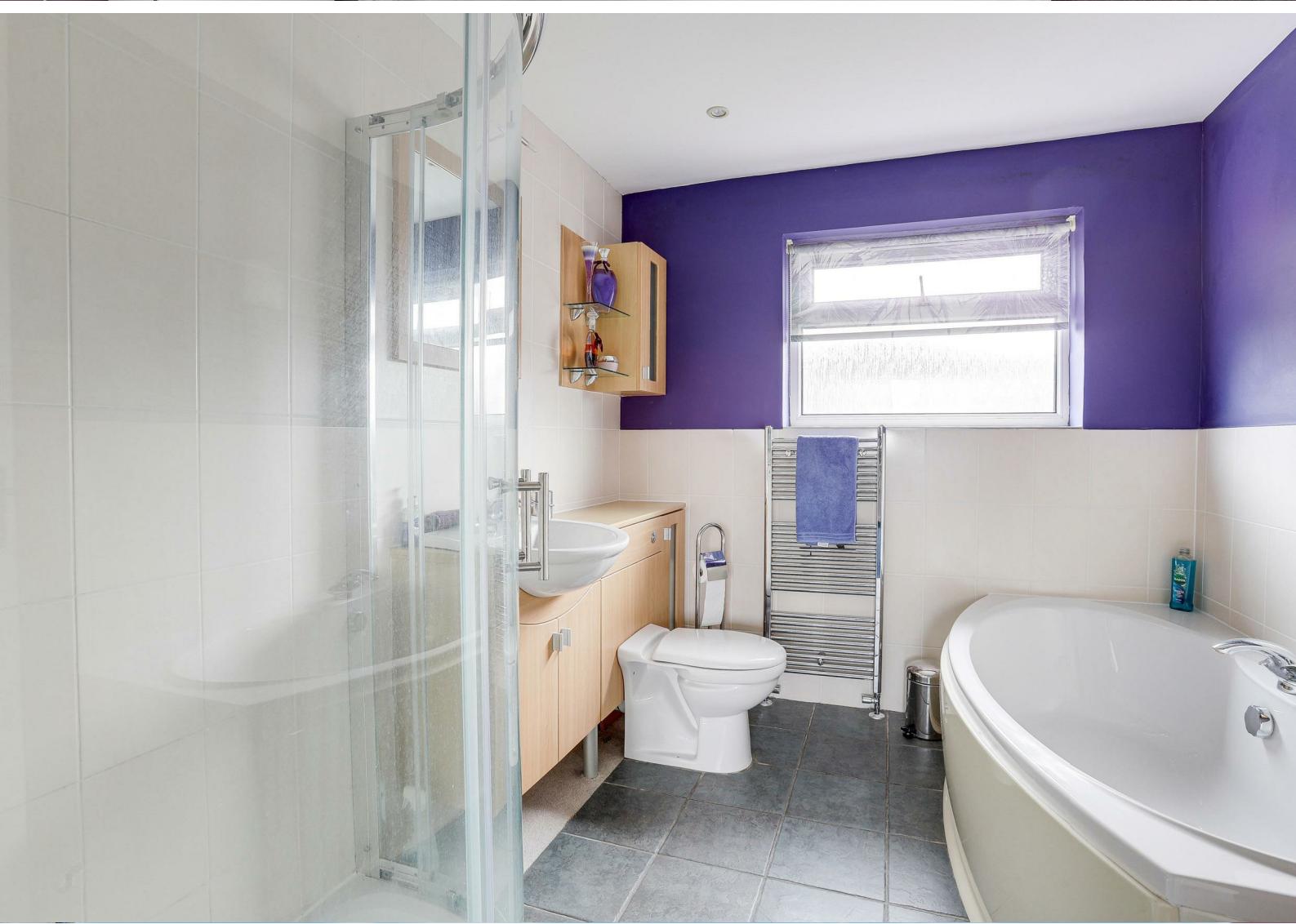
Outside, the front of the property features a driveway with off-road parking for up to two cars, access to the garage, and a lawn bordered with plants and shrubs. The private rear garden offers a range of patio seating areas, a lawn, and well-established plants and shrubs, providing a peaceful outdoor space.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway & Garage
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Hall

9'1" x 12'5" (2.78m x 3.80m)

The hall has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

17'1" x 11'9" (5.23m x 3.60m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bow window to the front elevation.

Dining Room

11'10" x 9'2" (3.61m x 2.81m)

The dining room has carpeted flooring, a radiator, ceiling coving and sliding patio doors providing access into the rear garden.

Kitchen

9'1" x 17'9" max (2.79m x 5.43m max)

The kitchen has a range of fitted base and wall units with quartz worktops and a breakfast bar, an undermount sink and a half with draining grooves and a swan neck mixer tap, an integrated oven, grill, combi microwave oven, gas hob, extractor fan, wine cooler, dishwasher & fridge freezer, recessed spotlights, ceiling coving, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

W/C

8'3" x 3'1" (2.52m x 0.96m)

This space has a low level dual flush W/C, a wash basin, a heated towel rail, ceiling coving, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Study

8'11" x 8'4" (2.74m x 2.55m)

The study has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the front and side elevation.

FIRST FLOOR

Landing

12'0" max x 12'8" (3.67m max x 3.88m)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the front elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

13'11" x 11'9" (4.26m x 3.60m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, in-built wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'10" x 12'7" (3.61m x 3.84m)

The second bedroom has laminate wood-effect flooring, a radiator, fitted wardrobes and two UPVC double-glazed windows to the side and rear elevation.

Bedroom Three

9'2" x 9'10" (2.81m x 3.01m)

The third bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed to the rear elevation.

Bedroom Four

9'10" x 8'6" (3.00m x 2.61m)

The fourth bedroom has carpeted flooring, a radiator, in-built wardrobes and two UPVC double-glazed windows to the front and side elevations.

Bathroom

7'7" x 9'3" (2.33m x 2.83m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double ended bath with central taps, a shower enclosure with a shower fixture, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two cars, access to the garage, a lawn with a range of plants and shrubs and gated access to the rear garden.

Garage

15'6" x 16'9" (4.74m x 5.13m)

The garage has courtesy lighting, power supply, a single UPVC door providing access to the rear garden and a electric roller door.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a gravel area, a block-paved patio area, a variety of plants and shrubs, fence panelling and brick-wall boundaries.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 58Mbps & Highest upload speed at 10Mbps

Phone Signal – Somecoverage of Voice, 4G

Sewage – Mains Supply

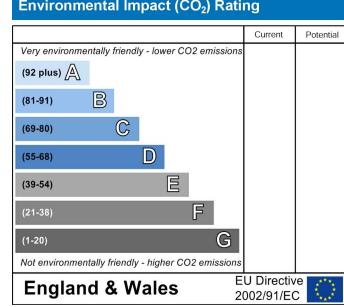
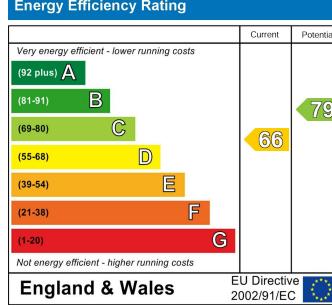
Flood Risk – No flooding in the past 5 years

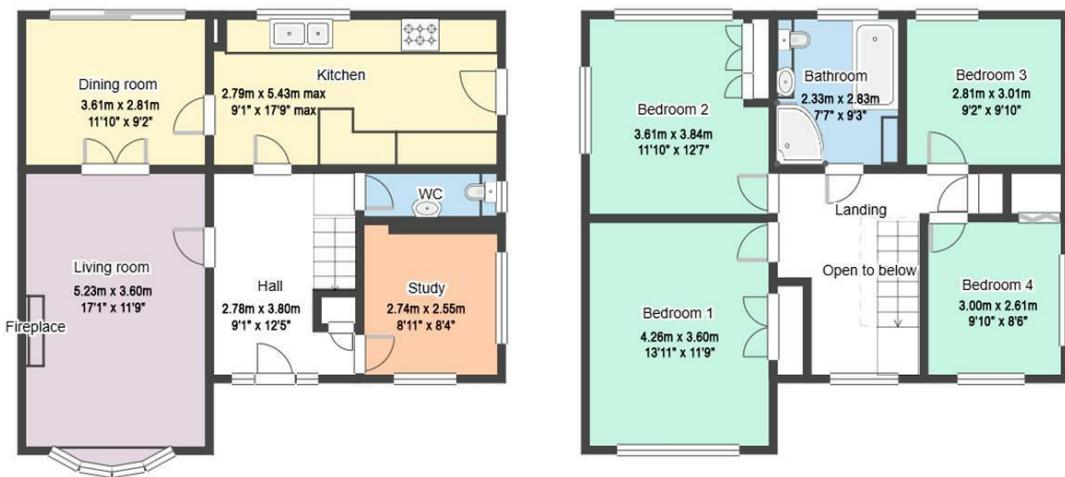
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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www.holdencopley.co.uk

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