

HoldenCopley

PREPARE TO BE MOVED

Hall Lane, Kinoulton, Nottinghamshire NG12 3EF

Guide Price £600,000 - £625,000

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SOUGHT AFTER LOCATION...

This charming semi-detached cottage is beautifully presented and occupies a highly sought-after village location, enjoying views over open fields. Perfectly blending modern comforts with original character, it provides a warm and versatile family home, ready to move into. The property is approached via a gravelled driveway, offering parking for multiple vehicles, and is surrounded by well-established plants, shrubs and bushes. A patio seating area sits to the side, with gated access leading to the rear garden, and there is a versatile brick-built outbuilding, ideal for storage or hobby use. Entering the cottage, a porch opens into a welcoming hallway, providing access to a snug featuring an inglenook fireplace, as well as a cosy living room. The spacious kitchen is a standout feature, with York Stone flooring and bi-folding doors that connect seamlessly to the rear garden. From here, a rear hallway leads into the utility room, providing practical space for everyday living. Completing the ground floor is a contemporary three-piece shower room. Upstairs, there are three generous double bedrooms and a four-piece bathroom suite, offering ample accommodation for a growing family. The south-facing rear garden is both private and generous in size, fully enclosed and designed for outdoor enjoyment. It features an outside tap and external electrical sockets, a patio seating area with a striking oak gazebo, a gravelled barbecue area with pergola, a summer house, and a shed. The garden is further enhanced by mature plants, shrubs and bushes, with a hedge boundary providing seclusion. This delightful cottage perfectly combines character, comfort and practicality, making it an ideal family home in a picturesque and highly desirable location.

MUST BE VIEWD





- Semi Detached Cottage
- Three Bedrooms
- Living Room & Snug
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite
- Ground Floor Shower Room
- Off Street Parking
- South Facing Rear Garden
- Versatile Garden Room
- Must Be Viewed





GROUND FLOOR

Porch
5'8" x 6'4" (1.75m x 1.95m)
The porch has a wooden framed window to the front elevation, wood flooring, and a door opening to the front garden.

Hallway
The hallway has wood flooring, carpeted stairs, a radiator, wooden beams to the ceiling, and a door proving access into the accommodation.

Snug
12'2" x 11'9" (3.73m x 3.60m)
The snug has wooden framed windows to the front and side elevation, a TV point, a radiator, an inglenook fireplace, an in-built cupboard, wooden beams to the ceiling, and wood flooring.

Living Room
13'5" x 13'10" (4.09m x 4.23m)
The living room has two wooden framed windows to the front elevation, a radiator, a chimney breast brick built alcove housing a feature fireplace, wooden beams to the ceiling, and wood flooring.

Kitchen
17'2" x 12'8" (5.24m x 3.88m)
The kitchen has a range of fitted base and wall units with granite worktops, a ceramic sink with a swan neck mixer tap, an integrated oven, a gas ring hob and extractor hood, an integrated fridge freezer, an integrated dishwasher, space for a dining table, a radiator, recessed spotlights, painted wooden beams to the ceiling, tiled splashback, York Stone floor tiling, a wooden framed window to the rear elevation, and bi-folding doors opening to the rear garden.

Utility Room
7'10" x 5'11" (2.41m x 1.82m)
The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, space for a tumble dryer, space for a wind fridge, a wall-mounted boiler, recessed spotlights, painted wooden beams to the ceiling, a wooden framed windows to the rear elevation, ceramic tiling to the floor with underfloor heating.

Shower Room
3'11" x 7'10" (0.96m x 2.41m)
The shower room has a wooden framed obscure window to the side elevation, a concealed dual flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, partially tiled walls, and ceramic tiling to the floor with underfloor heating.

Rear Hall
2'11" x 5'10" (0.90m x 1.79m)
The rear hall has a radiator, a fitted bae and wall units, painted wooden beams to the ceiling, ceramic floor tiles, and a wooden stable style door opening to the side elevation.

FIRST FLOOR

Landing
6'5" x 16'5" (1.96m x 5.02m)
The landing has carpeted flooring, wooden beams to the ceiling, and access to the first floor accommodation.

Bedroom One
12'4" x 12'10" (3.76m x 3.92m)
The first bedroom has a wooden framed window to the front elevation, a radiator, fitted wardrobes, a wooden beam to the ceiling, and carpeted flooring.

Bedroom Two
17'2" x 12'7" (5.24m x 3.86m)
The second bedroom has two wooden framed window to the rear elevation, two radiators, access into the bordered loft with lighting via a pull-down ladder, and carpeted flooring.

Bedroom Three
8'8" x 9'8" (2.65m x 2.97m)
The third bedroom has a wooden framed window to the front elevation, a radiator, an original feature fire place, a wooden beam to the ceiling, and carpeted flooring.

Bathroom
12'5" x 9'7" (3.80m x 2.94m)
The bathroom has two wooden framed obscure windows to the side elevation, a concealed dual flush W/C, a vanity unit two wash basin, a freestanding bath with claw feet, central mixer tap with a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, two radiators with chrome surround, recessed spotlights, and wood flooring.

OUTSIDE

Front
To the front of the property is a gravelled driveway for a number of vehicles, various established plants, shrubs and bushes, a patio seating area access to the versatile brick built outbuilding, and gated access to the rear garden.

Office
16'2" x 13'0" (4.93m x 3.97m)
The office has two wooden framed windows, electrics, carpeted flooring, and a door opening to the garden.

Pantry/Utility Room
5'1" x 5'3" (1.56m x 1.62m)
The pantry / utility room has fitted wall units, a worktop, space for an under counter fridge and freezer, lighting, electrics, and a door providing access to the garden.

Storage Room
9'9" x 9'8" (2.99m x 2.95m)
The storage room has lighting, electrics, ample storage, and a door opening to the garden.

Rear
To the rear of the property is an enclosed south facing good sized garden with an outside tap, external electrical sockets, a patio seating area with ab oak Gazebo, a gravelled barbecue area with a Pergola, a summer house, a shed, various established plants, shrubs and bushes, and a hedge boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Some voice coverage of 3G, 4G & 5G
- 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

DISCLAIMER

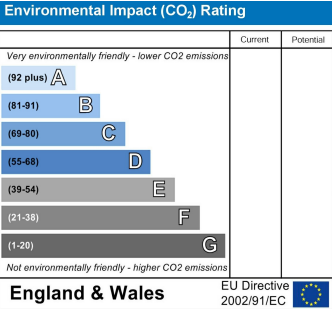
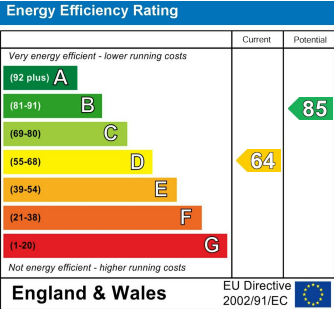
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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