

# HoldenCopley

PREPARE TO BE MOVED

Owthorpe Lane, Kinoulton, Nottinghamshire NG12 3EH

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Guide Price £650,000 - £700,000

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## DORMER BUNGALOW...

This beautifully presented detached dormer bungalow is set within a desirable village location, enjoying local shops and picturesque views over open fields. Offering a superb blend of space, style, and functionality, this property is perfect for family living. The ground floor comprises a welcoming entrance hall with access to a cloakroom, a fitted kitchen with utility room and pantry, and open access into the family room, which features bi-folding doors opening directly onto the rear garden. The living room is a cosy yet impressive space, centered around an inglenook feature fireplace. The master bedroom benefits from a walk-in wardrobe and en-suite, with a further bedroom, three-piece bathroom suite, and additional ground floor W/C also located on this level. Upstairs, there are two further bedrooms, both with en-suites, and ample eaves storage, providing flexibility and comfort for family or guests. Externally, the property boasts a driveway providing parking for multiple vehicles, an electric vehicle charging point, and gated access to the rear garden and detached garage. The rear and side gardens are generously proportioned, thoughtfully designed, and well-maintained. They include patio areas for entertaining, a charming summer house, and two brick-built outbuildings, orchard to the rear, with different apple, pear and plum varieties, medlars and hazelnut, all set amongst established plants, shrubs, trees, and a neatly kept lawn. Additional practical features include two external water taps and an five outdoor electrical socket. This impressive dormer bungalow seamlessly combines spacious living accommodation with charming features and a superb village setting, making it an ideal home for families seeking both comfort and convenience.

MUST BE VIEWED





- Dormer Bungalow
- Four Bedrooms
- Living Room
- Family Room
- Fitted Kitchen & Utility Room
- Three En-Suites
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Generous Sized Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

21'6" max x 14'6" (6.57m max x 4.42m)

The entrance hall has two UPVC double glazed windows to the side and rear elevation, wooden flooring with underfloor heating, and carpeted stairs.

Cloakroom

4'10" x 3'8" (1.49m x 1.14m)

The cloakroom has a UPVC double glazed window to the side elevation, fitted base units housing the underfloor heating controls, and wood flooring with underfloor heating.

Living Room

19'9" max x 14'2" (6.04m max x 4.33m)

The living room has four UPVC double glazed windows to the front, side and rear elevation, a TV point, wooden beams to the ceiling, an Inglenook fireplace housing a log burner, and carpeted flooring with underfloor heating.

Kitchen

18'5" max x 13'3" (5.63m max x 4.04m)

The kitchen has a range of fitted base and wall units with solid oak worktops, a Belfast sink with a swan neck mixer tap, a range cooker, extractor hood, an integrated dishwasher, space for a fridge freezer, a wooden beam to the ceiling, recessed spotlights, tiled flooring with underfloor heating, a UPVC double glazed window to the side elevation, access into the utility room, and access into the family room.

Utility Room

6'11" x 6'10" (2.11m x 2.09m)

The utility room has a Velux window, fitted base and wall units with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring with underfloor heating, a door opening to the side garden, and access into the pantry.

Pantry

The pantry has a UPVC double glazed window to the rear elevation, ample shelving, and tiled flooring.

Family Room

27'11" x 11'11" (8.53m x 3.64m)

The family room has dual aspect windows, a Velux window, a TV point, a recess chimney breast alcove, a wooden burner stove, wooden beams to the ceiling, wood flooring with underfloor heating, a large dining area and bi-folding doors opening to the rear garden.

Inner Hall

7'4" max x 3'9" (2.26m max x 1.15m)

The inner hall has wood flooring with underfloor heating.

W/C

5'10" max x 5'1" (1.78m max x 1.56m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, partially tiled walls, and vinyl flooring.

Main Bedroom

19'4" max x 17'7" (5.91m max x 5.37m)

The main bedroom has two UPVC double glazed windows to the front and side elevation, recessed spotlights, carpeted flooring with underfloor heating, access into the en-suite, and walk-in wardrobe.

Walk-in Wardrobe

11'3" max x 5'6" (3.44m max x 1.68m)

The walk-in wardrobe has ample storage, and carpeted flooring with underfloor heating.

En-Suite

7'8" x 6'0" (2.36m x 1.84m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, chrome heated towel rail recessed spotlights, floor-to-ceiling tiling, tiled floor with underfloor heating.

Bedroom Four

11'10" x 10'11" (3.62m x 3.33m)

The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring with underfloor heating.

Bathroom

9'5" x 8'8" (2.89m x 2.66m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted wash basin with a shower screen, recessed spotlights, an extractor fan, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

FIRST FLOOR

Landing

8'8" max x 6'7" (2.66m max x 2.01m)

The landing has a Velux window, an in-built cupboard, eaves storage, carpeted flooring, and access to the first floor accommodation.

Bedroom Two

16'11" max x 10'10" (5.18m max x 3.31m)

The second bedroom has two UPVC double glazed windows to the side elevation, two Velux windows, a radiator, eaves storage, carpeted flooring, and access into the en-suite.

En-Suite

5'1" x 4'7" (1.56m x 1.41m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

Bedroom Three

13'5" max x 13'3" (4.11m max x 4.05m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, eaves storage, carpeted flooring, and access into the en-suite.

En-Suite

8'6" x 3'11" (2.61m x 1.20m)

The en-suite has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway for a number of vehicles, an electrical vehicle charging point, gated access to the rear garden, and access into the detached garage.

Double Garage

18'7" x 17'3" (5.68m x 5.27m)

The double garage has ample storage, lighting, electrics, and an electric door opening out too the driveway.

Rear

To the rear and side of the property lies a generously proportioned garden, thoughtfully designed and well-maintained. It features two external water taps and an three outdoor electrical socket for convenience. Within the garden, there is a charming summer house with power sockets, USB points and electrics to the outside, along with three sturdy brick-built outbuildings and a greenhouse that offer additional storage or potential workspace. Patio areas provide space for outdoor seating and entertaining, orchard to the rear, with different apple, pear and plum varieties, medlars and hazelnut, while the garden itself is adorned with a variety of established plants, shrubs, trees, and bushes, all set around a neatly kept lawn.

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

The vendor has informed us that the extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

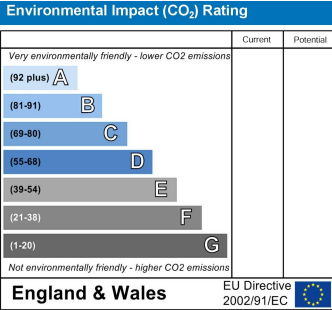
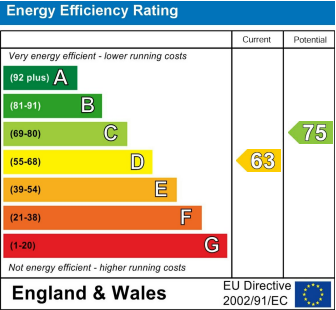
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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