



94 Main Street, Kinoulton, NG12 3EN

Offers over £375,000

- SUBSTANTIAL BUNGALOW
- FOUR BEDROOMS
- LOUNGE / DINING ROOM
- SHOWER ROOM
- AMPLE OFF STREET PARKING
- WELL PRESENTED
- DINING KITCHEN
- STUDY
- BEAUTIFUL COUNTRYSIDE VIEWS
- EPC D

94 Main Street, Kinoulton NG12 3EN

A deceptive detached single storey home which benefits from fantastic aspect across the garden with far reaching panoramic views across adjacent countryside beyond.

The property is large enough to accommodate families particularly making use of the local school's excellent reputation, but will also appeal to those looking to downsize from considerably larger dwellings still requiring a good level of space but appreciating the advantages of single storey living.

The property offers a good level of off road parking and is set well back from the lane with pleasant garden to the rear.

The accommodation comprises L shaped entrance hall, sitting room, open plan dining kitchen, utility, four bedrooms, well proportioned bathroom.

Kinoulton is a thriving Vale of Belvoir village with a well regarded primary school, public house, farm shop and village hall. The village is set amongst rolling Nottinghamshire countryside, accessible to the cities of Nottingham and Leicester lying within one mile of the A46 and close to the junction of the A606 with the A46 and good road access to the A52, A1 and M1. Further amenities can be found in the nearby villages of Cropwell Bishop, Keyworth and Cotgrave and the market towns of Bingham and Melton Mowbray.



Council Tax Band: E



Entrance Hall

Having solid oak floor, central heating radiator, access to the loft, inset downlighters, pine stained doors leading to:

Lounge / Dining Room

Having a continuation of the solid oak flooring, feature fireplace with marble surround, hearth and back with inset gas coal effect fire, inset downlighters to the ceiling, two central heating radiators, two UPVC double glazed windows to the side aspect, glazed doors leading through to the kitchen.

Bedroom One

Having fitted wardrobes to one wall, central heating radiator, coving to the ceiling with inset downlighter, UPVC double glazed window to the front aspect.

Bedroom Two

Having wood effect laminate flooring, central heating radiator, coving to the ceiling, inset downlighter and UPVC double glazed window to the front aspect.

Bedroom Three

Having coving to the ceiling, inset downlighter, central heating radiator with ornamental cover, wood effect laminate flooring and UPVC double glazed window to the side aspect.

Shower Room

Wet room, including WC ,wash basin and storage cupboards

Bedroom Four

Having central heating radiator, coving to the ceiling, inset downlighter and UPVC double glazed window to the rear aspect.

Dining Kitchen

Fitted with a range of cottage style units with cream fronts, granite effect roll top work surfaces, built-in appliances including inset five ring Neff gas hob with wok burner, double electric oven beneath and built-in extractor hood, inset one and a half bowl sink and drainer unit with chrome swan neck mixer tap, integrated fridge, tiling to the wall, ceramic tiling to the floor, central heating radiator, coving to the ceiling and inset downlighters, UPVC double glazed window to the rear and UPVC double glazed sliding patio door leading to the rear garden. A doorway leads through to utility room.

Utility Room

Having a continuation of the ceramic tiled floor, space

for fridge and freezer, plumbing for washing machine, space for tumble dryer and large storage cupboard with double door fronts matching the kitchen units, wall mounted gas combination boiler, UPVC double glazed window to the rear, UPVC double glazed door leading to the rear garden.

Exterior

The property occupies a pleasant position within this much favoured village location, being set well back from the road with a substantial block paved and gravelled frontage providing driveway and additional car standing, enclosed by mature hedging with the front boundary being mature trees and shrubs. A gravelled pathway continues to the side of the property having gated access to the rear

Rear Garden

The rear garden is an exceptional feature having been attractively landscaped incorporating initial paved patio and central circular seating areas, the remainder is predominantly laid to lawn edged with gravelled flower beds, small rockery, floodlighting and mature fruit trees. Delightful views beyond the rear boundary over neighbouring fields.

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity.

FIXTURES AND FITTINGS:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.



Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC