



Brook Drive,
Kinoulton, NG12 3RA



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£400,000**

Offered to the market is this Four Bedroom, Detached Family Home located down a peaceful cul-de-sac in the popular Village of Kinoulton with desirable school catchments and accommodation comprising: Entrance Hall, Ground Floor W.C., Living Room, Kitchen Diner, Utility Room, Dining Room, Four Bedrooms, Family Bathroom, Double Garage, generous Gardens and ample off street parking for several vehicles. Council Tax Band - E. Freehold. EPC - TBC.

Entrance

UPVC double glazed front door into Entrance Hall.

Entrance Hall

A welcoming and spacious reception with stairs rising to the first floor, white solid doors to the Living Room, Kitchen Diner and W.C.

W.C.

Fitted with a two piece suite comprising: W.C. and wash basin and having uPVC double glazed window to the front elevation.



Living Room

11'11" x 17'1" (3.65 x 5.21)

A light and bright primary reception room with uPVC double glazed window to the front elevation, double doors to the Dining Room, television point and feature gas fireplace.

Kitchen Diner

17'11" x 9'2" (5.47 x 2.81)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, built-in double oven and grill, four ring gas hob with extractor fan over, built-in microwave, space and plumbing for dishwasher, uPVC double glazed window and door to the Rear Garden and uPVC double glazed window to the side elevation and white solid doors to the Dining Room and Utility Room.

Utility Room

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for further appliance, space for American style fridge freezer, wall mounted gas central heating boiler and uPVC double glazed window to the side elevation.

Dining Room

12'0" x 10'3" (3.68 x 3.14)

UPVC double glazed door and window to the Rear Garden and uPVC double glazed window to the side elevation.

Landing

UPVC double glazed window to the front elevation and white solid doors to the Bedroom and Bathroom accommodation and airing cupboard.

Bedroom One

14'0" max x 11'10" max (4.27 max x 3.61 max)

UPVC double glazed window to the front elevation and built-in wardrobe.

Bedroom Two

12'7" x 11'9" (3.84 x 3.60)

UPVC double glazed window to the rear elevation, built-in wardrobes and door to built-in shower.

Bedroom Three

9'4" x 9'11" (2.87 x 3.03)

UPVC double glazed window to the rear elevation and built-in wardrobe.

Bedroom Four

9'9" x 8'7" (2.98 x 2.63)

UPVC double glazed window to the front elevation and built-in wardrobe.

Family Bathroom

9'4" max x 7'8" max (2.85 max x 2.35 max)

Fitted with a three piece white suite comprising: W.c. and wash basin set into a vanity storage unit and P-Shaped bath with glass screen and shower over and uPVC double glazed window to the rear elevation.

Double Garage

Garage door to the front, light and power and door and window to the rear.

Rear Garden

The Rear Garden has been beautifully landscaped to provide seating areas, shaped lawn with gravel borders and pedestrian access leading to the front.

Outside to the Front

This property sits on a generous plot with large front garden laid to lawn and driveway providing off street parking for several vehicles.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>



Money Laundering Regulations

Identifying purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

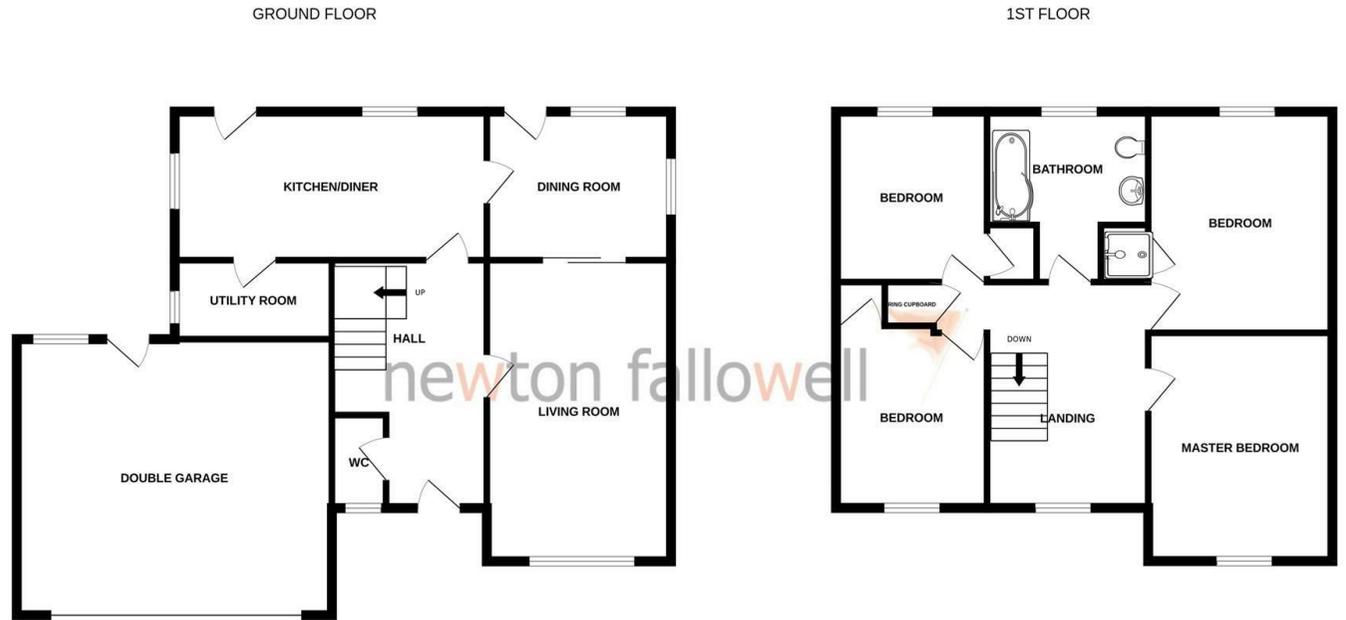
Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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