



Kneeton Road,
East Bridgford, NG13 8PG



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£360,000

Offered to the market is this charming, Three Double Bedroom Detached Cottage. Located within the desirable village of East Bridgford with accommodation comprising: Entrance Hall, Living Room with open fire, Family Room / Snug, Breakfast Kitchen, Dining Room, Office / Music Room, Three Double Bedrooms, Bathroom with compact bath, separate Shower Room and private, landscaped Rear Garden. Council Tax Band - D. EPC Rating - D Freehold.



Entrance

Solid wooden and glazed door into Entrance Hall.

Entrance Hall

Latch and brace doors to the Living Room, good sized under stairs storage cupboard and staircase, open through to the Breakfast Kitchen and having tiled flooring.

Living Room

11'10" x 12'5" max (3.61 x 3.79 max)

Continuation of the tiled flooring, uPVC double glazed window to the front elevation, feature open fireplace, television point and latch and brace door to the Family Room / Snug.

Family Room / Snug

8'0" x 11'3" (2.46 x 3.44)

UPVC double glazed window to the front elevation and beamed ceiling.

Breakfast Kitchen

13'6" x 9'10" (4.12 x 3.02)

A light and bright Breakfast Kitchen with solid wooden double glazed window to the rear elevation over looking the Garden and two double glazed Skylight. Fitted with a good range of solid wooden base and wall mounted units with both Marble and solid wooden work tops, built-in dishwasher, space for fridge freezer, space for gas cooker, inset ceramic sink, tiled flooring and latch and brace door to the Dining Room.

Dining Room

11'2" x 15'3" (3.41 x 4.67)

Solid wooden double glazed French doors leading out to the Rear Garden, solid French Oak flooring, beamed ceiling and latch and brace door to the Office / Music Room.

Office / Music Room

6'6", 29'11" x 10'3" (2.89 x 3.14)

Continuation of the solid French Oak flooring and having solid wooden double glazed window to the side elevation.

Landing

Latch and brace doors to the first floor accommodation and good sized storage cupboard.

Bathroom

5'7" x 6'6" (1.72 x 1.99)

Fitted with a three piece suite comprising: Wash basin, W.C. and compact bath, tiled flooring, tiling to wet areas, door to storage area housing the gas central heating boiler and uPVC double glazed window to the side elevation.

Master Bedroom

17'0" x 10'3" (5.19 x 3.13)

A light, bright and spacious Master Bedroom with solid wooden picture window to the rear elevation over looking the Rear Garden and solid wooden double glazed window to the side elevation.

Bedroom Two

8'10" x 11'6" (2.70 x 3.52)

UPVC double glazed window to the front elevation.

Bedroom Three

9'1" x 10'2" (2.77 x 3.10)

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

Shower Room

7'0" x 6'7" (2.15 x 2.02)

Fitted with a three piece suite comprising: W.C., wash basin and corner shower cubicle, tiling to wet areas, tiled flooring and solid wooden double glazed window to the side elevation.



Rear Garden

A private Rear Garden with a good sized patio area ideal for entertaining and alfresco dining, shaped lawn with mature planted and shaped borders and pedestrian access to the front.

Agents Note

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

There is broadband in the area and mobile phone signal.

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

Intending 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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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



