

# Kneeton Road

East Bridgford  
Nottingham  
NG13 8PJ

Guide Price £1,100,000



0115 841 1155



- Substantial family home
- Potential for annexe
- Secluded location
- Double garage
- Council tax - Band G
- Circa 0.86 acre plot
- Landscaped gardens
- Sought after village
- Gated driveway
- Tenure - Freehold





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## Kneeton Road, East Bridgford, Nottingham, NG13 8PJ

### Key Features

\*\*\*Guide Price £1,100,000-£1,200,000\*\*\*

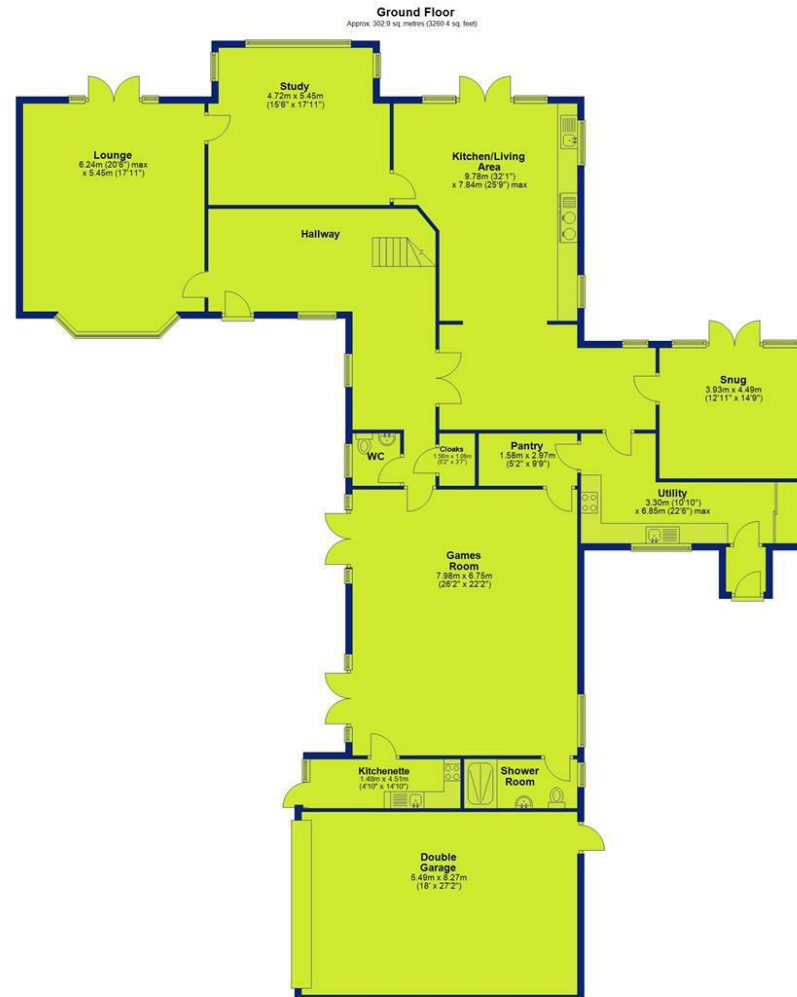
A rare opportunity to acquire a substantial and characterful detached residence set within a private and secluded plot of approximately 0.86 acres in the heart of the highly sought-after village of East Bridgford. Extending to around 4,500 sqft, this superb home offers flexible and expansive accommodation arranged over two floors-ideal for modern family life, entertaining, or multi-generational living.



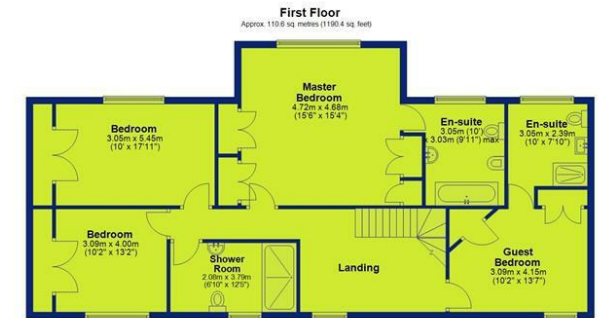


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Total area: approx. 413.5 sq. metres (4450.8 sq. feet)

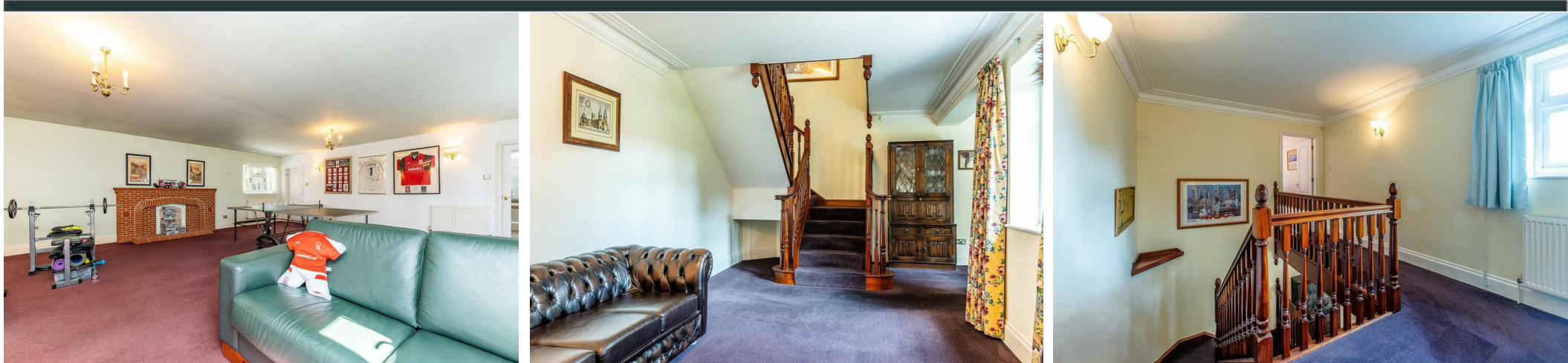






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## *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	80
	EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.