



**3 Meadow Way, Kinoulton, Nottingham, NG12  
3RE**

**Guide Price £385,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- An Attractive Detached House
- Extended to the Rear
- Separate Dining Room
- Ground Floor W/C
- Modern Bathroom Plus En-Suite
- Picturesque Village Setting
- Spacious Lounge
- Breakfast Kitchen
- 4 Good Sized Bedrooms
- Driveway, Garage, Westerly Rear Garden

Occupying a prime position in this sought-after Nottinghamshire village, this spacious detached home offers excellent family accommodation extending to around 1,450 sq. ft.

The property has been thoughtfully extended to the rear, creating a well-planned living space that is both practical and inviting.

On the ground floor, a welcoming entrance hall with a useful W/C leads to a generous lounge stretching across the front of the home, a separate dining room, and a fitted breakfast kitchen - both with patio doors opening onto the mature rear garden.

Upstairs, there are four well-proportioned bedrooms and a superbly fitted family bathroom featuring a modern P-shaped shower bath and vanity wash basin. The principal bedroom benefits from its own en-suite shower room.

Externally, the property occupies an established plot with driveway parking to the front of a brick-built garage, while the rear enjoys a larger-than-average, mature west-facing garden—ideal for family life and entertaining

### ACCOMMODATION

An entrance door leads into the entrance hall.

### ENTRANCE HALL

With solid oak flooring, a central heating radiator, stairs rising to the first floor and including a useful understairs storage cupboard.

### GROUND FLOOR W/C

Including a close coupled toilet and a vanity wash basin with mixer tap and cupboard below. Central heating radiator, solid oak flooring and a uPVC double glazed obscured window to the side aspect.

### LOUNGE

A spacious reception room with two uPVC double glazed windows to the front elevation and two central heating radiators.

### DINING ROOM

With a central heating radiator and double glazed sliding patio doors onto the rear garden plus a double doorway into the breakfast kitchen.

### BREAKFAST KITCHEN

Fitted with a range of cream fronted base and wall cabinets with bevelled edge worktops and tiled splashbacks, an inset 1.5 bowl composite sink with mixer tap and built-in appliances including a double oven and a four ring gas hob with extractor hood over. Space for additional appliances including plumbing for a washing machine and plumbing for a dishwasher, tiled flooring, a central heating radiator, double glazed sliding patio doors onto the rear garden and a built-in pantry with shelving.

### FIRST FLOOR LANDING

With an access hatch to the roof space and an airing cupboard housing the hot water cylinder and shelving.

### BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, a range of wall-to-wall fitted wardrobes and opening to an en-suite shower room.

### EN-SUITE SHOWER ROOM

Including a shower cubicle with glazed door and mains fed rainfall shower plus vanity style wash basin with mixer tap and cupboards below. Tiled flooring, chrome towel radiator, spotlights to the ceiling and an extractor fan.

### BEDROOM TWO

Having a central heating radiator and a uPVC double glazed window to the front aspect.

### BEDROOM THREE

Having a central heating radiator and a uPVC double glazed window to the front aspect.

### BEDROOM FOUR

Having a central heating radiator and a uPVC double glazed window to the rear aspect.

### BATHROOM

A superbly fitted bathroom including a P shaped shower bath with mains fed rainfall shower and additional spray hose. Vanity wash basin with mixer tap and cupboards below and a concealed cistern back-to-wall toilet, tiling for splashbacks and attractive patterned floor tiles, a chrome towel radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the side aspect.

### GARDENS

The property occupies a mature plot with small lawned frontage and a good sized garden to the rear enclosed with timber panelled fencing and including a shaped lawn, paved patio seating areas and a raised timber deck.

### DRIVEWAY & GARAGING

Multi vehicle driveway parking sits to the side of the property and leads to the brick built garage with a metal up and over door.

## **KINOULTON**

Kinoulton is a thriving Vale of Belvoir village with a popular primary school, public house, cricket club, village hall and the village is set amongst rolling Nottinghamshire countryside, accessible to the cities of Nottingham and Leicester lying approx 2 miles from the A46 and close to the junction of the A606 with the A46. Further amenities can be found in the nearby market towns of Bingham and Melton Mowbray.

## **COUNCIL TAX**

The property is registered as council tax band E.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



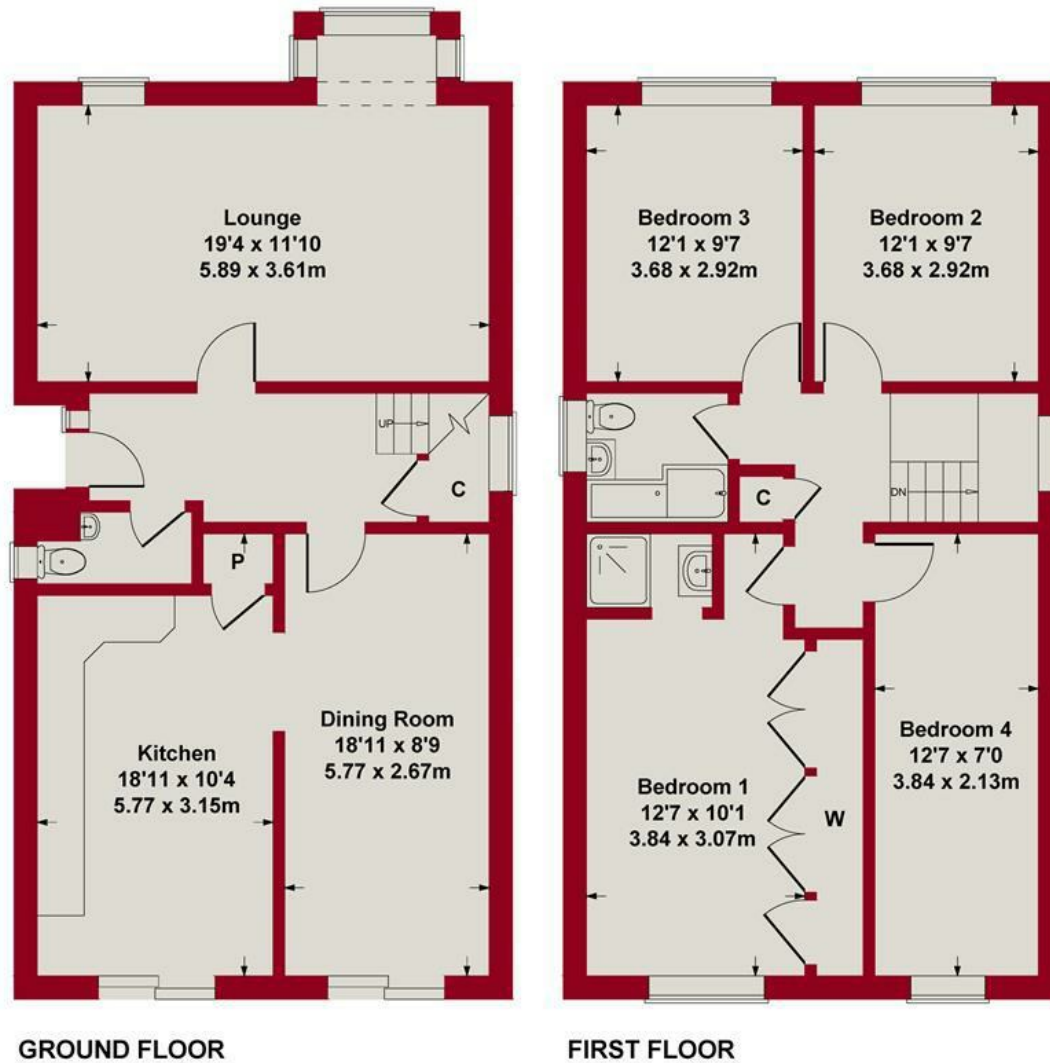








Approximate Gross Internal Area  
1444 sq ft - 134 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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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		
	65	74
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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