



2 Hind Close

Kinoulton | NG12 3UN | £330,000

ROYSTON
& LUND

- Three Bedroom Deatched Bungalow
- Countryside Village Location
- Opportunity To Put Your Own Stamp On Things
- Log Burner
- Countryside Walks
- Situated Down A Private Road
- Well Presented Throughout
- Modern Kitchen With Integrated Appliances
- Separate Bricked Storehouse
- Short Drive From Amenities





Royston and Lund are delighted to bring to the market this three-bedroom detached bungalow located in the desirable countryside village of Kinoulton. Kinoulton's amenities include a well-regarded primary school, village pub and lovely scenic canal walks. This property would be a great fit for first-time buyers, a growing family or those looking to downsize.

Interior accommodation comprises an entrance hall that leads into the main reception room and provides access to all three bedrooms, the kitchen and bathroom. The living room is undoubtedly the heart of the home and benefits from plenty of space for the family, whilst showcasing a log burner for those winter months and a sun room positioned to the rear aspect, which in turn leads to the rear garden through French doors. The kitchen benefits from high-quality base and wall units that house integrated appliances, including an oven, hob and extractor fan, built-in fridge and freezer, and dishwasher. The principal bedroom is a double with access to the rear garden. Bedroom two is a further double, and the third bedroom is a box room that could also be utilised as a reading room or home office. All three bedrooms share a modern fitted three-piece bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, the house itself is located down a quiet road in its own cul-de-sac, which it shares with one other bungalow. There is ample off-street parking and a convenient brick-built store, ideal for garden tools, bikes and additional storage. To the rear of the property there is a low-maintenance garden with patio and lawn space, bordered by flower beds and mature hedgerow to the right-hand side and rear. The back garden as a whole is enclosed with fenced borders.





Total area: approx. 80.8 sq. metres (869.8 sq. feet)

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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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 (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		

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