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

BEDROOM THREE
Having a cental 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

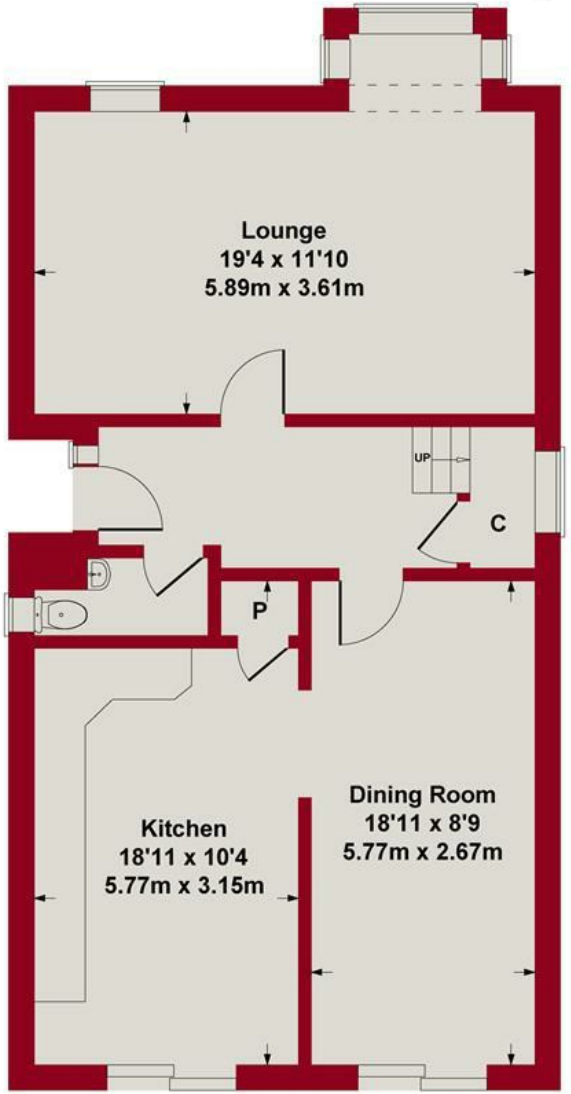
LETTERS

TEA

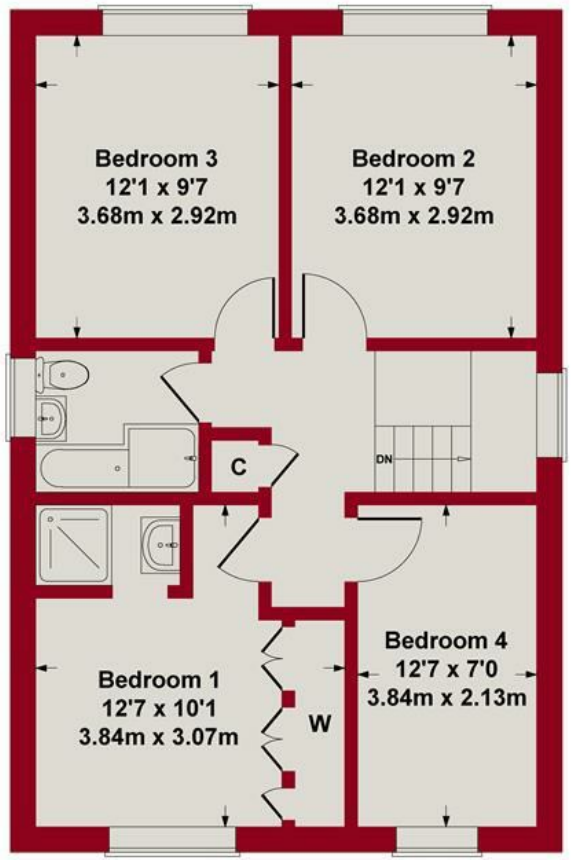
BRIE DE MEAUX
DONGE
TEA

HEADS
Q
the POO Room

Approximate Gross Internal Area
1351 sq ft - 126 sq m



GROUND FLOOR



FIRST FLOOR

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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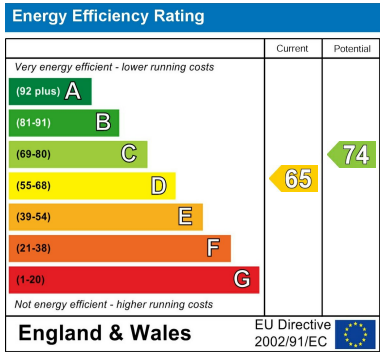

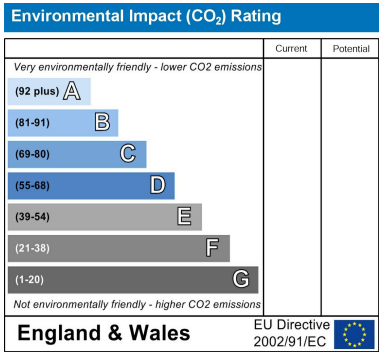

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Thinking of selling? For a FREE no obligation quotation call 0115 9336666

RICS
The Property Ombudsman

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