



Knowle Lane  
Kimberley NOTTINGHAM

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## Property Description

A beautifully extended three-bedroom semi-detached home in the heart of Kimberley, offering modern living, generous gardens, and excellent access to local amenities.

The welcoming entrance leads into a bright lounge featuring a UPVC front window, laminate flooring, a multi-fuel burner, and two sets of French doors opening to the rear garden. The spacious kitchen-diner includes high-quality integrated appliances, LVT flooring, and French doors leading outside, with internal access to the garage, which provides additional storage and plumbing for utilities.

Upstairs offers three well-proportioned double bedrooms, including a main bedroom with fitted wardrobes and an en-suite shower room. Bedroom three, previously split into two rooms, offers the potential to create a fourth bedroom with ease. A modern family bathroom and a carpeted landing complete the first floor. The loft is partially boarded with ladder access, ideal for extra storage.

Outside, the garden features a decked seating area, raised beds, a lawned section, outdoor sockets, and a tap—perfect for family living. Situated in a highly desirable area, this stunning home is a must-see. Viewings are essential!

## Entrance

The property opens into a welcoming porch with LVT flooring, leading through to a hallway complete with an understairs storage cupboard and radiator.

## Lounge

A bright and airy space featuring a UPVC double-glazed window to the front and French doors opening to the rear garden. The room includes laminate flooring, two radiators, and a multi-fuel burner for a cozy focal point.

## Kitchen

Located at the rear of the property, the kitchen offers a UPVC window, a range of wall and base units, LVT flooring, an integrated fridge-freezer, steel sink with drainer, electric hob, and spotlights. French doors from the open dining area lead directly out into the garden, creating a lovely indoor-outdoor flow.

## Garage

A practical space fitted with plumbing for a washing machine, wall and base storage units, lighting, and an electric up and over door.

## Landing

The carpeted landing includes a radiator and provides access to all first-floor rooms.

## Bedroom One

A spacious double bedroom boasting a UPVC double-glazed window to the front, fitted wardrobes, a radiator, and carpet flooring.

## En Suite

This modern en-suite features, a frosted rear window, walk-in shower, sink with cabinet, W.C., towel rail, and vinyl flooring.

## Bedroom Two

A comfortable room with a UPVC double-glazed window overlooking the rear garden, along with a radiator and carpet flooring.

## Bedroom Three

A generously sized bedroom offering two UPVC double-glazed windows to the front, two ceiling light points, fitted wardrobes, a radiator, and carpet flooring. Previously divided into two separate rooms, the original doorway to the fourth bedroom remains concealed behind the wardrobe, allowing an easy conversion back to a four-bedroom layout if desired.

## Loft

Accessible via loft ladders, the loft houses the combination boiler and benefits from insulation and boarding for additional storage.

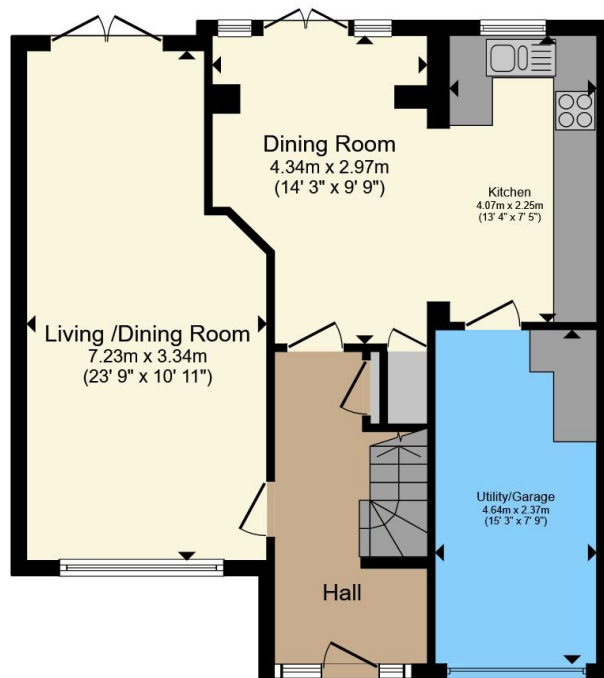
## Garden

A well-designed outdoor space featuring a decked seating area, raised planting beds, and a lawn section. The garden also includes outdoor sockets, and a water tap for convenience.

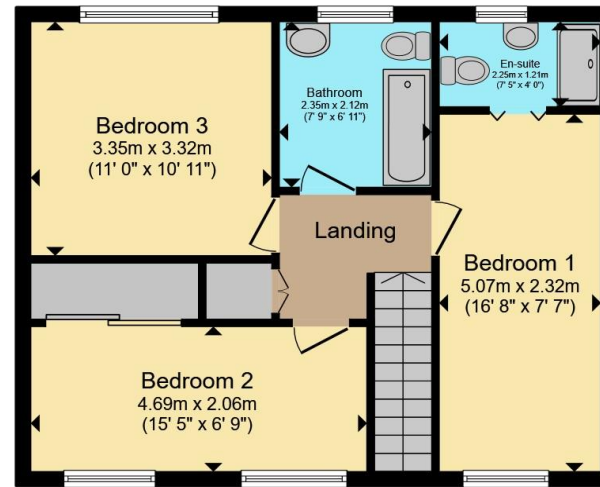








**Ground Floor**



**First Floor**

Total floor area 115.5 m<sup>2</sup> (1,243 sq.ft.) approx

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