





The Barns, Kinoulton Lane
Nottinghamshire
NG12 3EQ

Offers in Excess of £
560,000.00

bettermove

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Bettermove are proud to present this 4 bedroom barn conversion in the village of Kinoulton.

The property benefits from double glazing, oil heating throughout, with off street parking available via the private driveway, and garage, complete with a boarded out loft space.

The council tax band is E.

The interior of this beautifully presented barn conversion seamlessly blends modern living with charming character features, including attractive exposed beams, brickwork, and a feature fireplace. The ground floor comprises a spacious living room, dining room, fitted kitchen, conservatory, utility room and convenient WC. The first floor offers four well-proportioned bedrooms, with the master bedroom benefitting from a private en-suite, alongside a family bathroom. The exterior boasts a private garden featuring a lawn, patio areas and a veranda, perfect for enjoying the summer months. Further benefits include a versatile garden studio, currently arranged to provide two separate office spaces.

Located in the sought-after village of Kinoulton, the property is surrounded by rolling countryside and scenic walking routes along the Grantham Canal. Kinoulton benefits from a range of local facilities, including a well-regarded primary school, village hall, church, traditional village pub, cricket club and a part-time Post Office service, while neighbouring villages and market towns, including Keyworth, Bingham and Melton Mowbray, provide a wider selection of shops, supermarkets, cafés, restaurants and healthcare facilities. The village is particularly appealing to families and commuters alike, with excellent road connections via the A46 and A52 providing access to Nottingham, Leicester and the surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	2	3	Freehold















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