



**4 Kinoulton Road, Cropwell Bishop,
Nottinghamshire, NG12 3BD**

Chain Free £299,995

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- 3 Bedrooms
- Potential Study Space
- Pleasant Established Enclosed Rear Garden
- Further Potential
- Extended Accommodation
- 2 Reception Areas
- Gated Driveway & Garage
- Edge Of Village Location
- No Upward Chain

An interesting opportunity to purchase an extended, traditional, semi detached home occupying what is a relatively generous plot for this type of property approaching 120 ft. in depth and benefitting from a westerly rear aspect, a gated driveway and garage to the front and pleasant, enclosed, established gardens at the rear.

Internally the property offers a versatile layout which, to the ground floor, comprises an initial entrance porch leading through into an inner hallway and, in turn, a pleasant sitting and a particularly generous main reception which benefits from a dual aspect and provides a substantial space for both living and dining but potentially could be subdivided to create two separate rooms. Leading off this room is a further useful space which has been converted from the rear of the garage to be utilised as a home office but could be returned back to garage space if required. In addition there is a fitted kitchen and a ground floor shower room. To the first floor there are three bedrooms with the generous principle room affording fantastic panoramic views to the front.

In addition the property is offered to the market with no upward chain and benefits from gas central heating and relatively neutral decoration throughout. The property provides an interesting opportunity for those looking for an individual home which potentially has additional scope to both extend and reconfigure.

With this in mind, although of course it's now lapsed, the property did have planning permission agreed in 2003 for a substantial two storey side extension which provided two further bedrooms and shower room. Obviously any planning would have to be resubmitted but does demonstrate some possible onward potential.

CROPWELL BISHOP

Cropwell Bishop is well equipped with amenities including primary school, local shops with post office, health centre, two public houses and church with further facilities available in the nearby market town of Bingham. The village is conveniently located for commuting via the A46 and A52.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

5' x 3'2" (1.52m x 0.97m)

Having a built in cupboard which also houses the electrical consumer unit, double glazed window to the side and an open doorway leading through into:

INNER HALLWAY

Having a tiled floor, staircase rising to the first floor landing and further attractive stripped reclaimed pine door with leaded lights leading through into:

SITTING ROOM

12'2" x 12'9" (3.71m x 3.89m)

A versatile room which could be utilised for a variety of purposes, ideal as a second sitting room or alternatively formal dining lying adjacent to the kitchen. The room having stripped pine skirting, double glazed bow window to the front and a further pine door leading through into:

KITCHEN

10'2" x 10'10" (3.10m x 3.30m)

Likely to require a degree of modernisation the kitchen is fitted with a generous range of wall, base and drawer units with brushed metal fittings providing an excellent level of storage with two runs of laminate work surfaces; inset Franke sink and drain unit with chrome mixer tap and tiled splash backs, inset downlighters to the ceiling, under unit lighting, plumbing for washing machine and dishwasher, space for free standing electric cooker and fridge freezer, double glazed window to the rear and a further open doorway leading through into:

INNER LOBBY

10' max into under stairs cupboard x 3'2" (3.05m max into under stairs cupboard x 0.97m)

Having wall mounted electrical consumer unit, open doorway into a useful under stairs storage cupboard and a further stripped pine doors leading to:

GROUND FLOOR SHOWER ROOM

7'2" x 5' (2.18m x 1.52m)

Having a three piece suite comprising shower enclosure with glass screen and wall mounted shower mixer with integral body jets and independent handset, close coupled WC and vanity unit with inset washbasin; tiled floor and walls, towel radiator and double glazed window.

MAIN SITTING/DINING ROOM

27' x 7'7" (8.23m x 2.31m)

A particularly well proportioned dual aspect reception large enough to accommodate both a living and dining area or could potentially be subdivided to create two rooms. The room having a double glazed bay window to the front, further double glazed French doors leading out into the rear garden, an open doorway returning to the inner hallway and a further door leading through into:

STUDY

7'8" x 8'9" (2.34m x 2.67m)

A useful space which would offer potential as a home office, having inset downlighters to the ceiling and double glazed window to the rear.

(We understand this room was subdivided from the garage and may not necessarily comply with current building regulations but has potential as an "occasional room")

RETURNING TO THE INNER HALLWAY A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, double glazed window to the side and, in turn, further doors leading to:

BEDROOM 1

12'10" (16'4" max into alcove) x 12' (3.91m (4.98m max into alcove) x 3.66m)

A well proportioned double bedroom having a far reaching elevated aspect to the front, useful alcove which would be ideal for free standing furniture, deep stripped pine skirting and double glazed window.

BEDROOM 2

10'8" x 8'5" (3.25m x 2.57m)

A further double bedroom having an aspect into the rear garden, deep stripped pine skirting and double glazed window.

BEDROOM 3

7'11" x 7'5" (2.41m x 2.26m)

Ideal as a single bedroom or alternatively a first floor dressing room or potential conversion into a first floor bathroom subject to any necessary consents. The room having a pleasant aspect into the rear garden, deep stripped pine skirting and double glazed window.

EXTERIOR

The property occupies an excellent sized plot which approaches 120' in length, set back behind a wall and railing frontage with double gates leading onto a good sized block set driveway providing off road car standing for three to four vehicles. To the rear of the property is an established enclosed garden bordered in the main by feather edged board fencing having an initial paved terrace leading onto a central lawn with well stocked borders with various mature trees and shrubs. In addition the rear garden benefits from a westerly aspect.

GARAGE

17'3 x 7'10 (5.26m x 2.39m)

Having an up and over door.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

We understand the "study" room was subdivided from the garage and may not necessarily comply with current building regulations but has potential as an "occasional room"

ADDITIONAL INFORMATION

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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

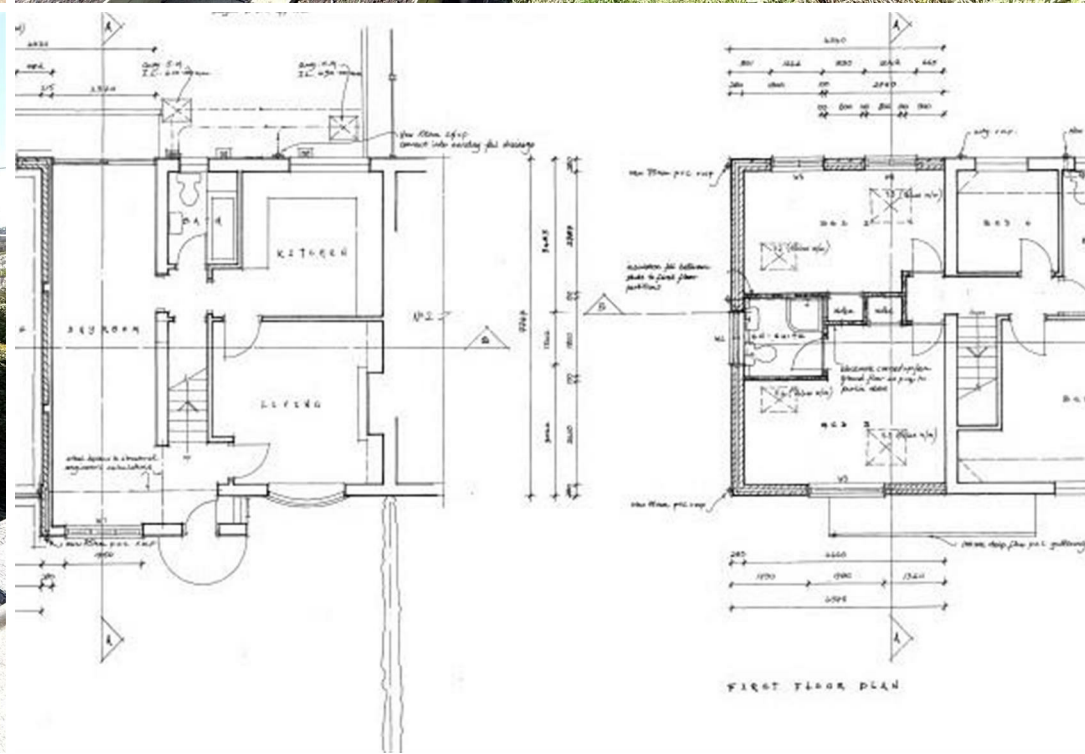
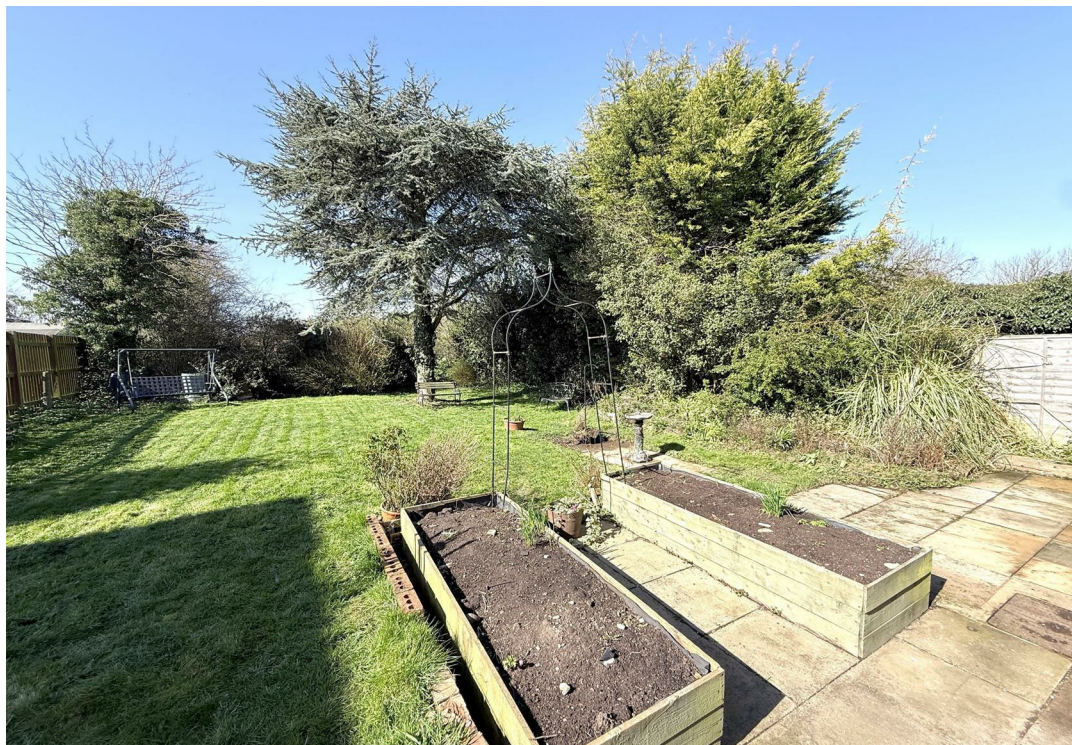
PLANNING

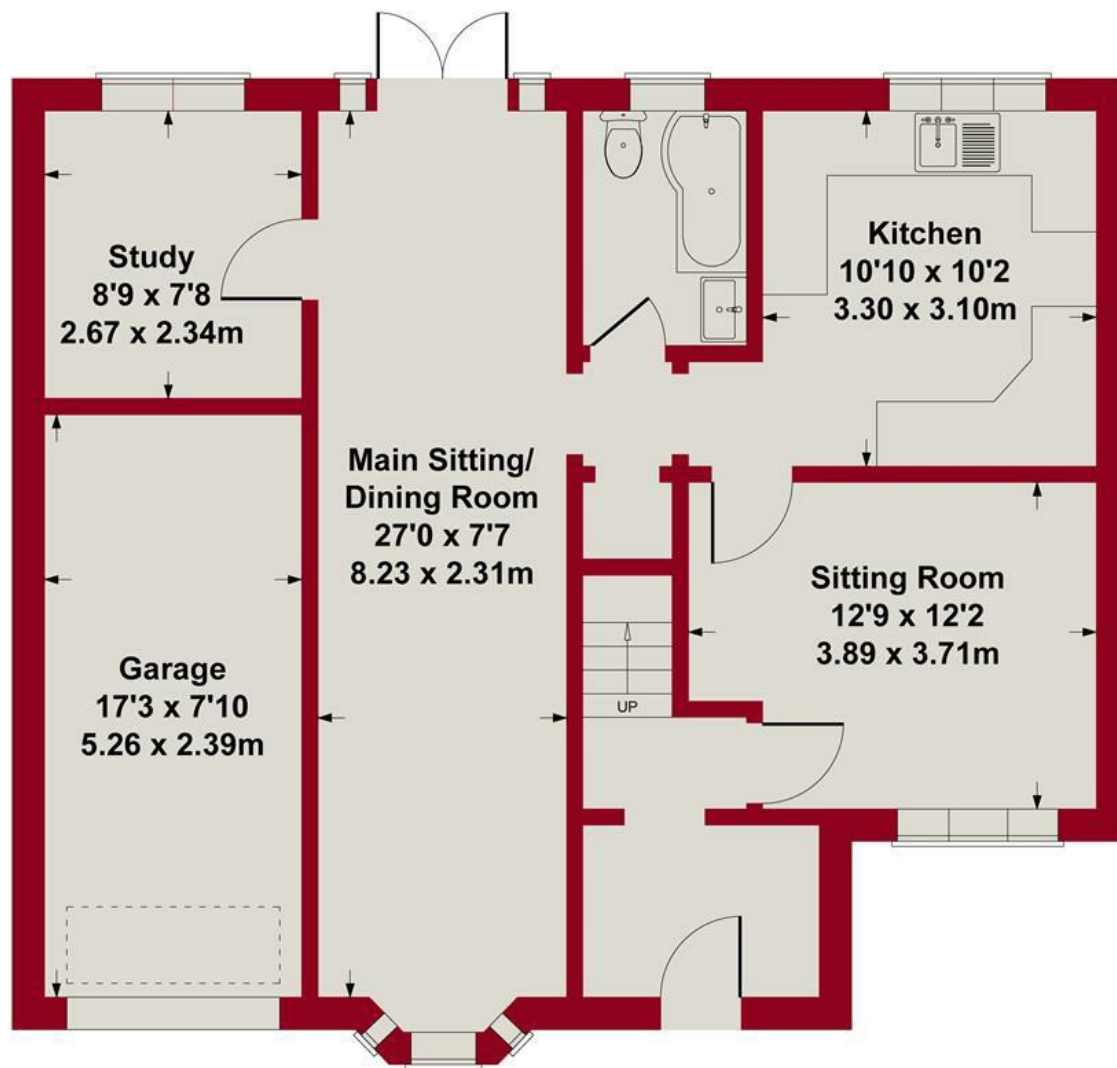
We appreciate that obviously the planning that was previously approved was some time ago, dating back to September 2003, but could potentially demonstrate the additional potential of the house subject to a new application and planning approval. For further details the original planning application can be found at Rushcliffe Borough Council's planning portal under reference 03/01246/FUL.



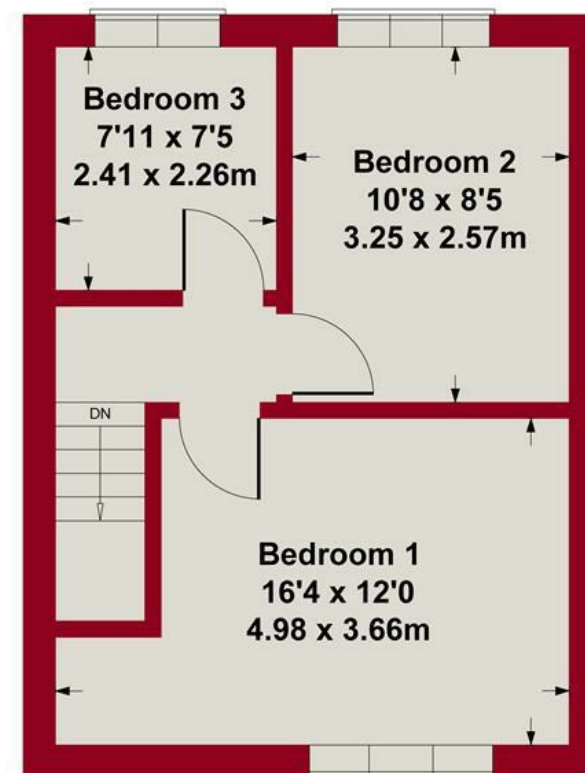








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

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