



MAIN STREET, KINOULTON

Asking Price Of £675,000

Three Bedrooms

Freehold



DETACHED BUNGALOW

ENSUITE

THREE RECEPTION ROOMS

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

LARGE REAR GARDEN

VILLAGE WITH AMENITIES

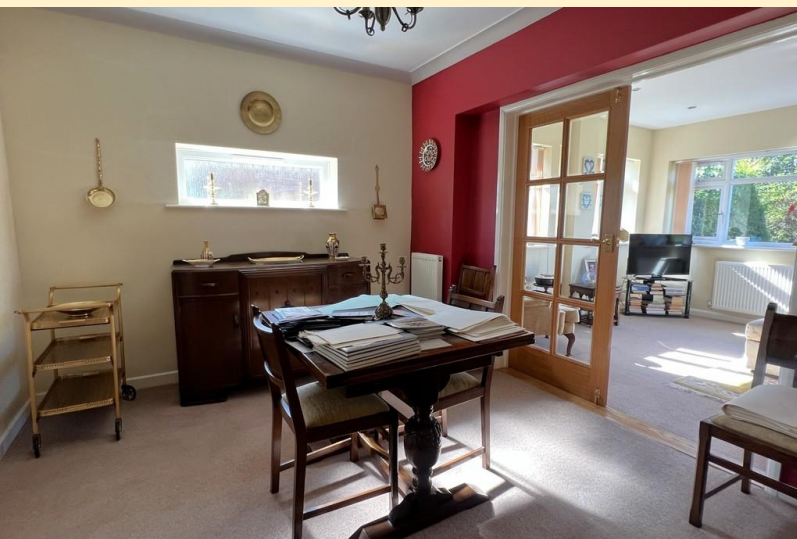
VALE OF BELVOIR

COUNCIL TAX BAND E

01664 566258

info@middletons.uk.com





Spacious three bedroom detached bungalow situated in the village of Kinoulton in the beautiful Vale of Belvoir. Good commuter links to Nottingham, Leicester, Newark, Grantham, Lincoln and Melton Mowbray. The village is well serviced with a highly rated primary school and popular local public house.

The accommodation on offer comprises; spacious entrance hall, lounge, dining room, sun room, breakfast kitchen, three bedrooms, ensuite shower room and a family bathroom. Outside the property benefits from ample off road parking, garage and good sized front and rear gardens.

ENTRANCE HALL Glazed french doors and side windows into the porch with a further glazed door with side windows into the spacious entrance hall allowing plenty of natural light to filter through. Loft hatch with ladder to the part boarded loft space with lighting. Built in coat cupboard, radiator, carpet flooring and doors off to;

LOUNGE 12' 0" x 21' 5" (3.66m x 6.53m) Having a walk-in bow window to the front aspect, two obscure glazed window to the side, radiator, feature stone fireplace with coal burner, carpet flooring and double doors to the dining room.

DINING ROOM 11' 11" x 9' 11" (3.65m x 3.03m) Having an obscure glazed window to the side aspect, radiator, carpet flooring and door to the kitchen.

KITCHEN/BREAKFAST ROOM 9' 8" x 23' 3" (2.95m x 7.10m) Generous kitchen diner fitted with a range of wall, base and drawer units with work surfaces over, one and a half bowl composite sink and drainer unit with mixer tap over. Integrated appliances to include a fridge freezer, dishwasher and wine cooler. Rangemaster cooker with a five ring gas hob and plate warmer. Window and external door to the rear garden, TV aerial point, radiator, ample room for a dining table and tiled flooring.

UTILITY ROOM Fitted with base units with work surfaces over, composite sink and drainer unit, space and plumbing for a washing machine, space for a tumble dryer, part tile walls and tiled flooring.

SUN ROOM 12' 2" x 12' 6" (3.72m x 3.82m) Having three dual aspect windows and an external door to the garden, radiator and carpet flooring.

MASTER BEDROOM 22' 5" x 11' 0" (6.85m x 3.36m) Generous master bedroom having a window overlooking the rear garden, radiator, built-in wardrobe, inset spot lights, carpet flooring and door to the ensuite shower room.

ENSUITE 2' 11" x 6' 8" (0.89m x 2.05m) Comprising of a shower cubicle, vanity unit wash hand basin, heated towel rail and a low flush WC. Obscure glazed window, tiled walls and flooring.

BEDROOM TWO 11' 7" x 15' 7" (3.54m x 4.75m) Another good sized double room having a walk-in bow window to the front aspect, radiator, built-in wardrobe, carpet flooring and door to the ensuite shower room.

ENSUITE 2' 11" x 8' 11" (0.91m x 2.74m) Comprising of a shower cubicle, vanity unit wash hand basin, heated towel rail and a low flush WC. Obscure glazed window, tiled walls and flooring.

BATHROOM 8' 2" x 10' 3" (2.51m x 3.13m) Four piece bathroom comprising of a corner shower cubicle, corner bath, vanity unit wash hand basin, low flush WC and a heated towel rail. Obscure glazed window, part tiled walls, tiled flooring and a built-in towel cupboard.

BEDROOM THREE 7' 10" x 11' 8" (2.4m x 3.57m) A good sized single room having a window to the side aspect, radiator, built-in wardrobe and carpet flooring.

FRONT GARDEN Gated access to the block paved driveway providing ample off road parking and leading to the garage. Formal lawn with rose bed borders, mature hedging to the boundaries.

GARAGE 21' 7" x 8' 0" (6.58m x 2.45m) Having an up and over door, power and light connected, water tap, windows to the side and rear with a personnel door to the garden.

REAR GARDEN Having a paved patio area adjacent to the bungalow with steps down to a formal lawn which boasts a variety of well established shrubs and fruit trees. Rockeries and gravel beds along with a large Koi carp pond and greenhouse. Mature hedging and trees to the boundary provide privacy all round.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Ground Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

01664 566258
www.middletons.uk.com
info@middletons.uk.com

THE PROPERTY OMBUDSMAN
 Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.