



Guide Price £550,000 Freehold

7 BAULK LANE | KNEESALL | NOTTS | NG22 0AA

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A STUNNING HOME TO FALL IN LOVE WITH. Nestled in the charming village of Kneesall, near Newark, this exquisite detached house on Baulk Lane offers a perfect blend of modern living and traditional elegance. With its spacious layout and tasteful design, this property is ideal for families seeking comfort and style. The house boasts four well-proportioned bedrooms and two bathrooms, ensuring ample space for everyone.

Upon entering the ground floor, you are greeted by two inviting reception rooms that provide versatile spaces for relaxation and entertainment. The first reception room is perfect for cosy family gatherings, while the second can serve as a formal dining area or a study, depending on your needs. The heart of the home is undoubtedly the well-appointed kitchen which flows seamlessly into a light filled dining area, creating a bright and airy living space between the kitchen and garden, making it ideal for morning coffee, casual meals or entertaining. The ground floor also features a convenient WC and utility, enhancing the practicality of the living space.

Ascending to the first floor, you will discover four generously sized bedrooms, each designed with comfort in mind. The master bedroom is a true sanctuary, complete with an en-suite bathroom for added privacy and convenience. This room also boasts a delightful Juliet balcony, offering picturesque views of the surrounding countryside and allowing natural light to flood the space. The additional bedrooms are equally spacious and can easily accommodate family or guests, with easy access to the well-fitted family bathroom.

The outdoor space is a standout feature of this property. The garden is a beautifully landscaped haven, perfect for both relaxation and entertaining. It offers a generous lawn area, ideal for children to play or for hosting summer barbecues with friends and family. A variety of raised borders with established shrubs add a sense of privacy making this house a standout opportunity.

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#### Hall

Spacious hallway leading to;

#### Living Room 12'1" x 24'1"

The living room is a spacious and inviting area, featuring carpeted flooring and a charming wood coal burner that creates a cosy focal point. A bay window to the front elevation, along with an additional window to the rear, allows for plenty of natural light throughout the space. The room is also fitted with two central heating radiators, ensuring comfort all year round.

#### Living Room 9'6" x 13'7"

The second living room features carpeted flooring and a central heating radiator, providing a comfortable and practical space. A window to the front elevation allows natural light to fill the room, creating a bright and welcoming atmosphere.

#### Kitchen 16'0" x 9'10"

The kitchen features tiled flooring and a range of matching cabinets providing ample worktop space and storage. It benefits from integrated appliances, along with a tiled splashback for a sleek and practical finish. There is also space for further appliances as required.

#### Dining Area 13'1" x 13'3"

The kitchen opens into a large dining area, complete with patio doors leading to the rear, creating a bright and sociable space ideal for family living and entertaining.

#### Utility 12'9" x 5'10"

The utility area is fitted with matching cabinets and offers ample worktop space for everyday use. It includes an inset sink and space for additional appliances, providing a highly practical extension of the kitchen. A window to the rear elevation allows for natural light, while a door provides direct access to the rear garden. The utility also offers convenient access to the WC.

#### WC 3'3" x 5'10"

Low flush WC and hand wash basin.

#### Landing

Landing leading to;

#### Bedroom One 13'1" x 13'3"

The spacious master bedroom features wooden flooring and high ceilings, creating a bright and airy feel. Patio doors open onto a Juliet balcony, adding a desirable outdoor aspect to the room. The space is fitted with a central heating radiator for year-round comfort and also benefits from direct access to its own en-suite, offering a private and



convenient retreat. Additionally, air conditioning provides both heating and cooling, ensuring comfort throughout the year.

#### En Suite 9'10" x 4'1"

The en suite features a shower, low flush WC and hand wash basin with a built in vanity.

#### Bedroom Two 11'11" x 13'7"

Bedroom Two is a well-proportioned room featuring a window to the front elevation, allowing for plenty of natural light. This space offers a comfortable and versatile setting, ideal as a double bedroom or guest room.

#### Bedroom Three 11'11" x 10'0"

Bedroom Three is another good-sized room, benefiting from a window to the rear elevation. It provides a peaceful outlook and would make an ideal bedroom, dressing room, or additional guest space.

#### Bedroom Four 9'6" x 13'7"

Bedroom Four is a versatile room with a window to the front elevation, making it bright and welcoming. Perfectly suited as a nursery, home office, or single bedroom, it offers flexibility to suit a range of needs.

#### Bathroom 8'2" x 6'8"

Four piece suite with bath, low flush WC, hand wash basin and shower.

#### Outside

To the front of the property is a well-maintained lawn area, complemented by a variety of raised borders with established shrubs, creating an attractive approach. There is also a garage and a large driveway providing ample off-street parking for multiple vehicles.

To the rear, the property boasts a beautifully presented garden featuring a generous lawn, a lovely decking patio area ideal for outdoor seating and entertaining, and an additional patio space. The garden is further enhanced by mature trees and shrubs, along with beautiful views, offering a peaceful and private outdoor retreat

#### Garage

The property also benefits from a double garage, offering ample space for parking vehicles or additional storage. The garage also contains a home electric car charging point.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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

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