



4 Baileys Row

Kinoulton | NG12 3EG | £165,000

ROYSTON
& LUND

- Two Bedrooms
- Immaculately Presented
- Electric Fireplace
- Easy Access to A46
- EPC Rating - D
- Mid Terrace
- Period Features
- Rural Village Location
- Shared Rear Garden
- Freehold - Council Tax Band - A





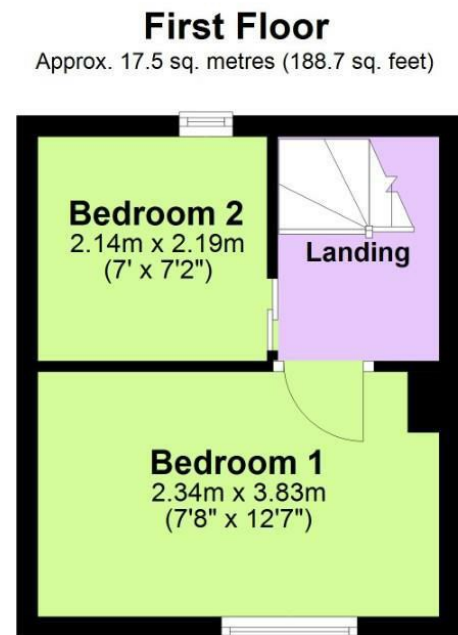
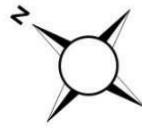
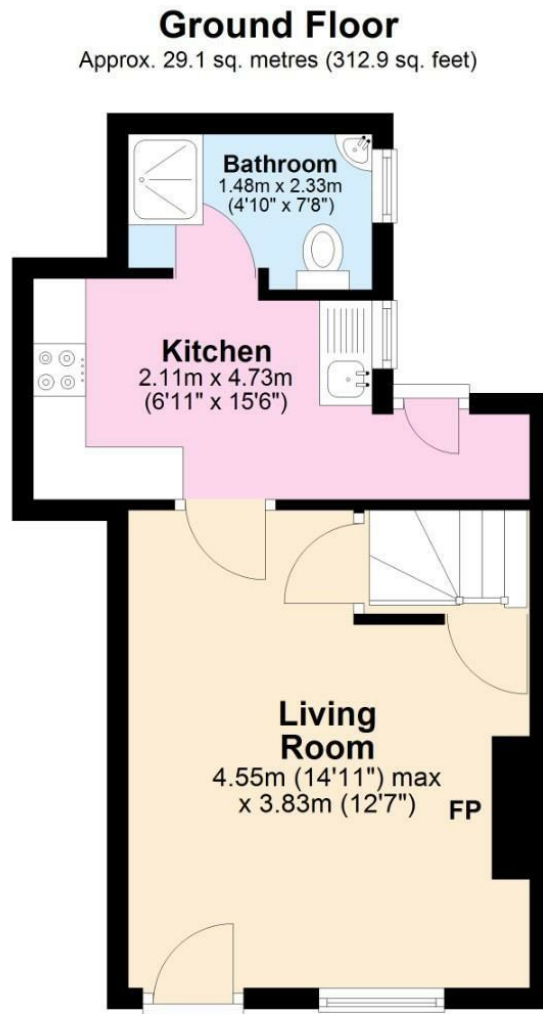
Royston and Lund are delighted to bring to the market this two bedroom mid terrace cottage in the rural setting of Kinoulton. Situated just off from the A46 making transportation easy along with being in close proximity to a highly sought after primary school. Kinoulton also boasts great country side walks along the canals. This property would be more than ideal for a first time buyer or a buy to let.



Ground floor accommodation consists of a generous size living room with beautiful country cottage beams pieced together with a electric fire. The kitchen has free standing appliances such as oven, hob and extractor fan and wash basin looking over the patio area to the exterior. The ground floor also gives access to a utility area and the three piece suite bathroom consisting of a walk-in shower, along with wash basin and WC.

To the first floor there are two bedrooms, the main bedroom being an ample size double and bedroom two being a single.

Facing the property there is a walk way from the main road to get to the front door and to the rear of the property there is a small shared patio area that can house some outdoor seating, perfect for the summer months.



Total area: approx. 46.6 sq. metres (501.6 sq. feet)

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

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