



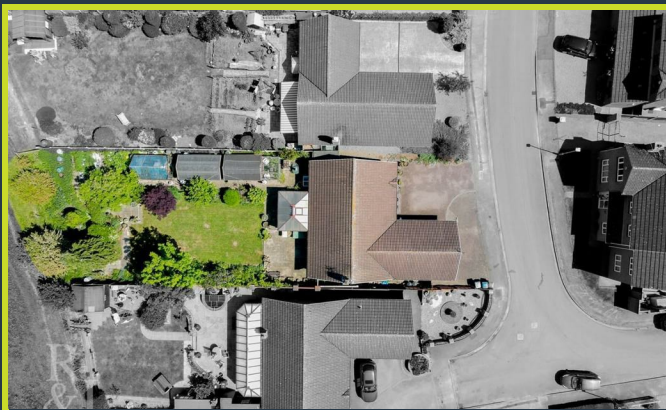
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&L

20 Lindy Close

Kinoulton | NG12 3RD | Asking Price £395,000

ROYSTON
& LUND

- Three Double Bedrooms
- Ample Off Street Parking
- Double Garage
- Integrated Kitchen Appliances
- Fitted Wardrobes
- Ensuite
- Opportunity To Put Your Own Stamp On Things
- Countryside Living
- EPC Rating - D
- Freehold - Council Tax Band - D

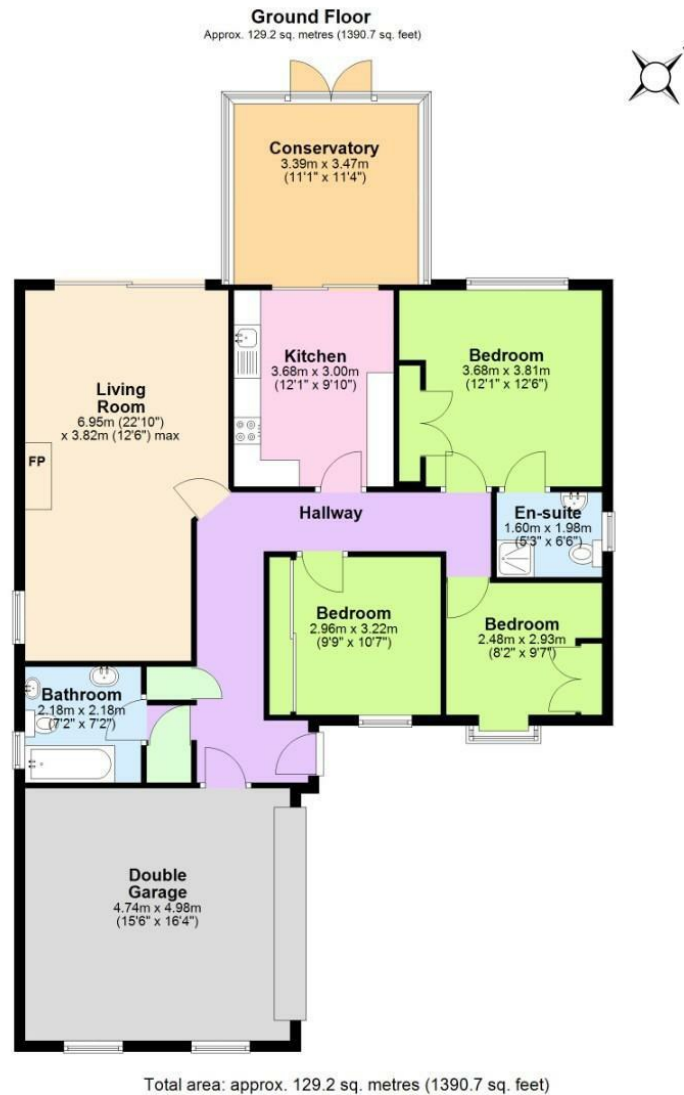




Royston and Lund are delighted to bring to the market this three bedroom detached bungalow located in the desirable countryside village of Kinoulton. Situated a stones throw away from beautiful canal walks and a village pub, not to mention a well regarded primary school and being in close proximity to the A46. This bungalow would be a great buy for a growing family or buyers wanting to downsize.

Benefitting from double glazing and central heating the interior accommodation comprises of a spacious living room with sliding doors letting lots of natural light and providing access to the rear garden. The kitchen is an ample size with fitted integrated appliances such as an eye level oven, hob and extractor fan with room for further freestanding. The kitchen lends itself to a conservatory space which in turn grants further access to the rear garden. All three bedrooms are well proportioned doubles and all have the benefit of built in wardrobes. The main bedroom boasts of an en-suite shower room. All three bedrooms have access to an additional bathroom consisting of a bath with shower overhead along with a bidet, wash basin and WC.

Facing the property the bungalow has the convenience of ample off street parking due to a double driveway and double garage. To the rear of the property the garden is a generous size with a patio area to start leading onto a lawn space leading you to views over countryside fields. The rear garden further benefits from ample storage space from multiple sheds and a greenhouse and is enclosed by fenced borders.



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 firms 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		
	59	76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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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& LUND**