



16 Pinfold Lane

Kinoulton | NG12 3EB | Asking Price £290,000

ROYSTON  
& LUND



- Immaculately Presented
- Lounge/Diner + Study
- On A Cul De Sac
- Kinoulton Village
- EPC Rating C
- Off Street Parking For Two Vehicles
- Bathroom + Downstairs Shower Room
- Three Bedroom Double Home
- Freehold
- Council Tax Band B







Royston and Lund are delighted to bring to the market this immaculately presented three bedroom link-semi-detached home in the village of Kinoulton. The property benefits from off street parking to the front and has a large garden to the rear. Situated down the road from the local school and pub and Kinoulton is well positioned for fantastic access to the A46.



Entering into the hallway there is access into the lounge/diner, kitchen and stairs to the first floor. The lounge/diner has a sliding door into a conservatory at the rear and the fitted kitchen has space for a range of freestanding appliances. Through the hall there is a door leading to a side hallway that has access into a study and a downstairs shower room. To the first floor there are three double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

To the front of the property there is a driveway large enough for two vehicles and to the rear there is long lawn garden with a patio area, mature shrubs, trees and fenced/hedged boundaries.



EPC

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C	69		
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 107.0 sq. metres (1151.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.

ROYSTON  
& LUND