

SUPERIOR HOMES

ROYSTON & LUND



2 Old Moat Court

Kinoulton | NG12 3EZ

Offers In Excess Of £599,950

Royston & Lund are delighted to market this substantial barn conversion measuring just under 2500 sq.ft with open countryside views to the rear in Old Moat Court - a small development comprising five dwellings all converted from former outbuildings and stables originally forming part of the estate of the nearby manor house.

Offered to the market with no onward chain and the added benefit of air conditioning.

The accommodation can easily be split with a separate annexe adjoining the main property which comprises an open plan kitchen/lounge, bedroom and shower room which would be ideal for families looking to co-habit a space cross-generationally. This area already benefits from its own front door off the front garden in to a utility room currently separating and being shared by both areas.

The main accommodation then comprises a recently fitted kitchen/breakfast room, two reception rooms, downstairs w/c, a conservatory and a downstairs master bedroom benefitting from French Windows opening to the rear garden with an en-suite shower room to the ground floor with two further double bedrooms and a shower room to the first floor. The property also benefits from air conditioning.

To the front of the property there is a small lawned area leading to a double garage in-front of which there is off-street parking for two vehicles. An enclosed front garden is mainly laid to lawn with a selection of trees, shrubs and bushes with a pathway leading to main front door as well as the front door to the annexe.

To the rear of the property an enclosed garden benefits from a full width patio and is mainly laid to lawn with wonderful views out over open countryside.

Old Moat Court is located on Hall Lane in the heart of the village, a wonderfully quiet no through road with footpaths at one end and the village centre at the other with the village pub a short walk away. Kinoulton also boasts a wonderful Primary School which is approximately a 15-20 minute walk.





- Large Barn Conversion
- Separate One Bedroom Annexe
- Open Countryside Views To Rear
- Three Reception Rooms/Four Bedrooms
- Air Conditioning
- En-Suite To Master
- Double Garage
- No Onward Chain
- EPC Rating: C
- Council Tax Band: G



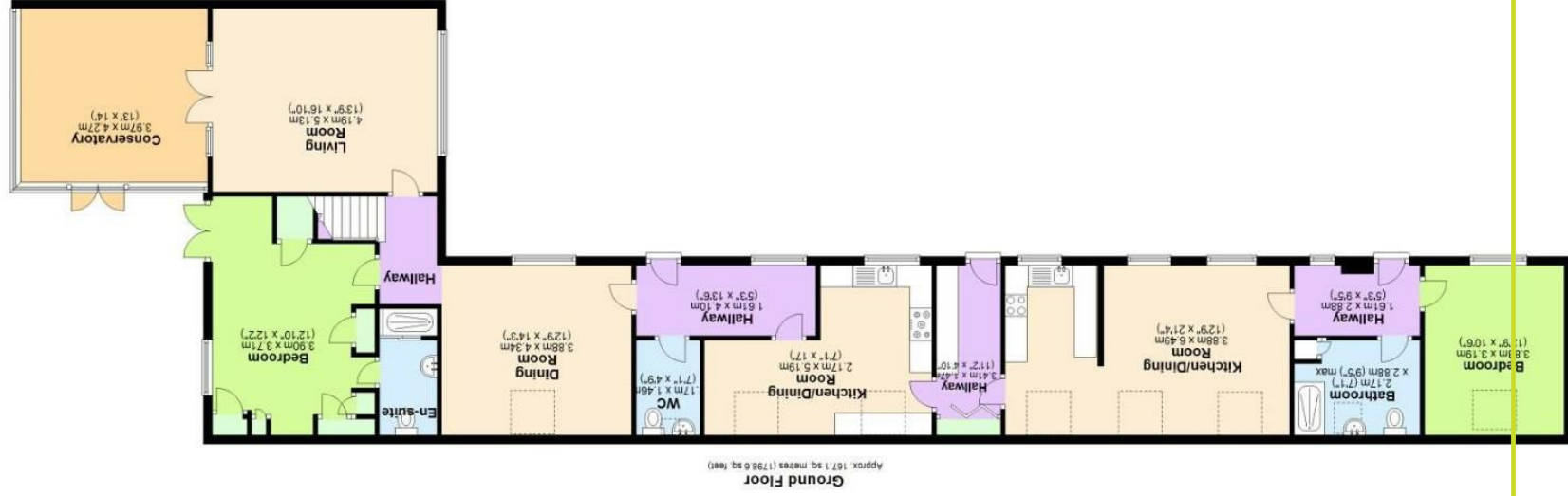








These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Total area: approx. 221.8 sq. metres (2387.9 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 Finalis.

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Current	Potential
(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			
Environmental Impact (CO ₂) Rating		England & Wales	
		EU Directive 2002/91/EC	
		2002/91/EC	
		81	
		72	

EPC



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