

# SUPERIOR HOMES

# ROYSTON & LUND





# Westlands The Fosse

Kinoulton | NG12 3ES

Asking Price £500,000

Royston and Lund are pleased to market this generous four bedroom detached chalet bungalow in Kinoulton. The property sits on a 0.30 acre plot backing onto fields and with a lovely private landscaped garden. The current owners have also fitted the property with renewable energy sources such as solar panels and a state of the art biomass heating system as well as a brand newly fitted sewage system.

Entering into the hallway we have access into both ground floor bedrooms, the dining area, lounge, kitchen/diner/snug and the bathroom. The main bedroom features a handy built in storage cupboard that has the potential to convert into an en-suite shower room and the four piece bathroom consists of a corner bath, separate shower, WC and wash basin.

The kitchen/family room benefits from a range of fitted units with space for free standing appliances and a seating area that allows access onto the rear garden. There is also a separate utility area with storage and a WC, as well as access into the garage where the bio-mass system is housed.

Upstairs there are two further double bedrooms with an adjoining storage cupboard that offers the possibility of converting to a Jack and Jill en-suite shower room.

Outside, to the front there is a long driveway that leads to the integral garage. To the rear there is a beautiful landscaped garden with mature shrubs and trees that help to create a private and secluded space.







- Detached chalet bungalow
- Four double bedrooms
- Two reception rooms
- Kitchen and utility room
- Biomass heating and solar panels
- Off street parking
- 0.30 acre plot
- Potential to develop further
- EPC rating TBC - Freehold
- Council tax band F















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Kinoulton village is an attractive village situated in the beautiful surroundings of The Vale of Belvoir, Nottinghamshire.

It lies within the boundaries of Rushcliffe Borough Council and located just south of Nottingham with excellent road links giving access via A46 to Melton, Leicester, Newark, Grantham and M1 London being approximately 2 hours drive. Fast train to London from Grantham station is approximately 25 minutes drive.



There is an active community spirit within Kinoulton Cricket Club, Kinoulton Gardening Club, and close by are Kinoulton pre-school and primary school with Outstanding Ofsted rating located in the village with good secondary schools in nearby villages.

The village church, St Lukes, dates from the 14th century and The Nevile Arms public house is very much a focal point for the village providing good home produced food and a welcome atmosphere and mentioned in the Good pub guide.

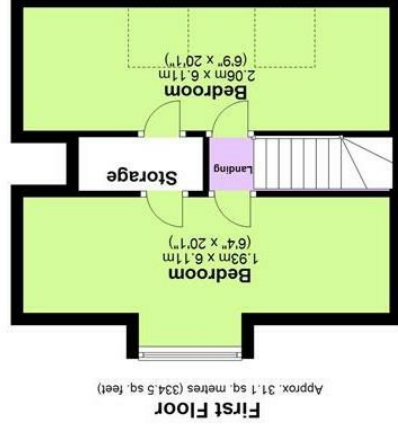
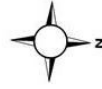
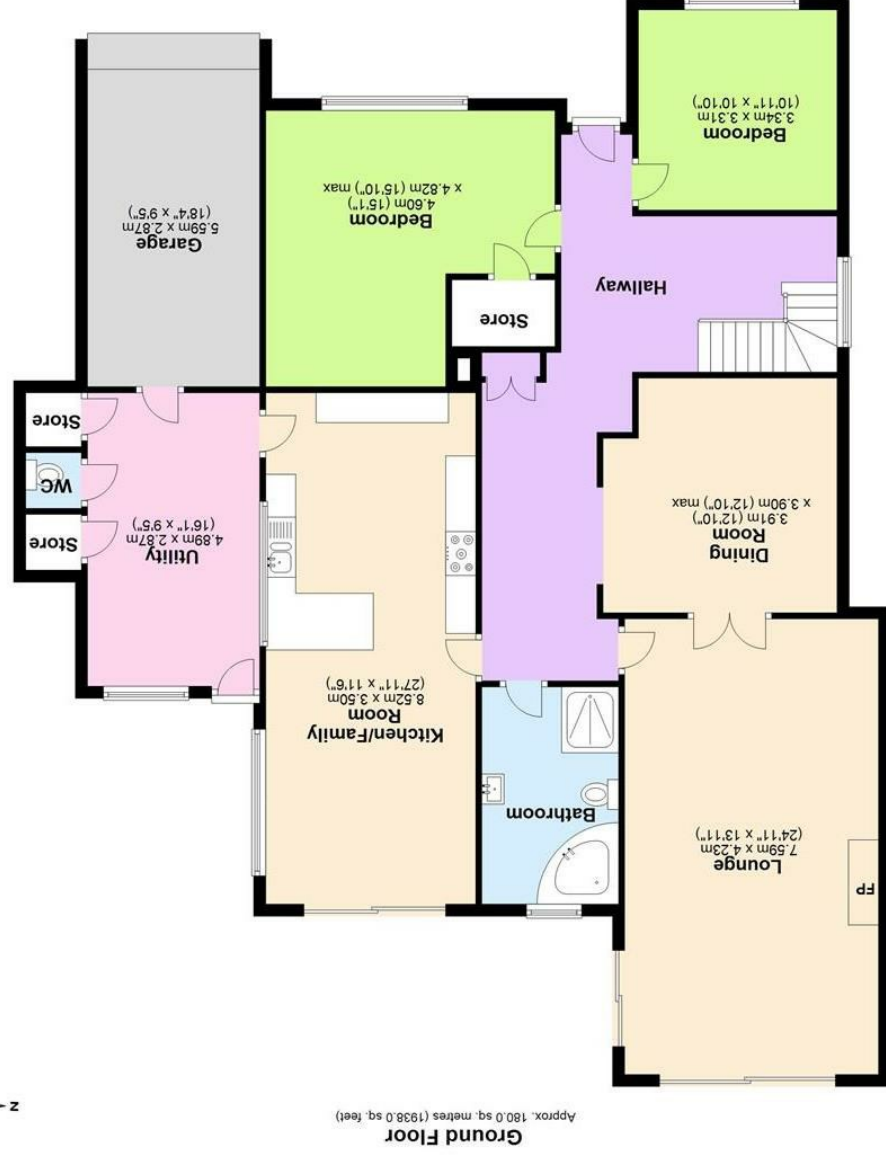


Hickling village is nearby and holds several annual events including the Hickling Scarecrow Festival, the Hickling Country Fair and Open Gardens.



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. 211.1 sq. metres (2272.4 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
(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		
2002/91/EC		
67		
25		

EPC



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