Superior Homes

Royston & Lund

17 Meadow Way

Kinoulton | NG12 3RE

£425,000

Royston and Lund are delighted to bring to the market this four-bedroom detached family home located in the ever-desirable village of Kinoulton. Kinoulton is a quiet countryside village with a highly regarded primary school and country pub, along with plenty of scenic walks and strolls along the canal. Kinoulton is also well placed between neighbouring villages and is a short drive from West Bridgford and Nottingham City Centre. Convenient access to the A46 also provides links to Leicester.

Ground floor accommodation comprises an entrance hall that leads into the main living/dining room, kitchen, ground floor WC and stairs to the first floor. The living room is a generous size, with a large front-aspect window flooding the room with natural light, complemented by a gas fireplace. The adjoining dining area to the rear aspect boasts plenty of room for family and friends, whilst granting access into the spacious conservatory to the rear, which in turn provides access to the rear garden through French doors. The kitchen is ample in size and benefits from high-quality base and wall units that house integrated appliances such as an oven, hob and extractor hood, along with plenty of space for freestanding white goods. The kitchen further provides additional access to the rear garden, useful cupboard space and a rear internal door into the double garage. The ground floor is completed with a WC/cloakroom.

To the first floor, there are four well-proportioned bedrooms. The master bedroom benefits from its own cupboard space for storage and its own tiled en-suite shower room. Bedrooms two and three are further doubles, whilst the fourth is a spacious over-stairs single with further storage space. All four bedrooms are served by a separate three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC, as well as further sliding-door cupboard space.

- Four Well Proportioned Bedrooms
- Detached Family Home
- Double Driveway And Double Garage
- Spacious Reception Room
- Ensuite And Family Bathroom
- Countryside Village Setting
- Great Transport Links
- Well Presented Throughout
- EPC Rating - C
- Freehold - Council Tax Band - E

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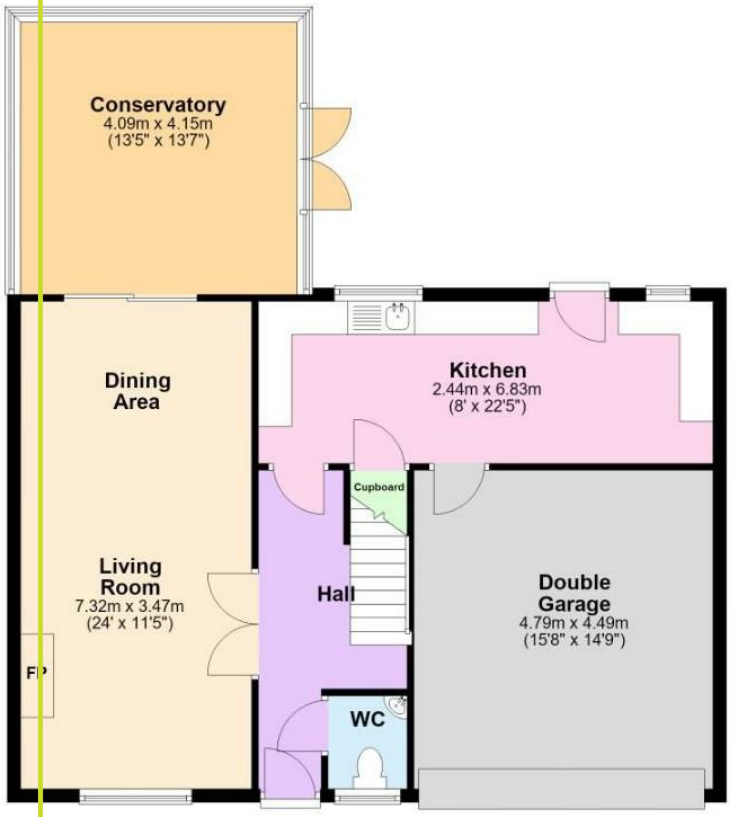
Facing the property, there is ample off-street parking via a double block-paved driveway and double integral garage. To the rear, there is a well-maintained, larger-than-average garden, with a patio area providing the perfect place for outdoor seating and/or al fresco dining during the summer months.

The patio leads onto the lawn, which is lined with flower beds containing mature bushes, shrubs and seasonal flowers, with a useful storage space to the rear aspect. The garden as a whole is enclosed by fenced and hedged borders.

The property has benefitted from a new garage roller door fitted in 2025 and new windows and back door fitted in 2026.

Ground Floor

Approx. 93.5 sq. metres (1006.1 sq. feet)



First Floor

Approx. 70.5 sq. metres (758.5 sq. feet)

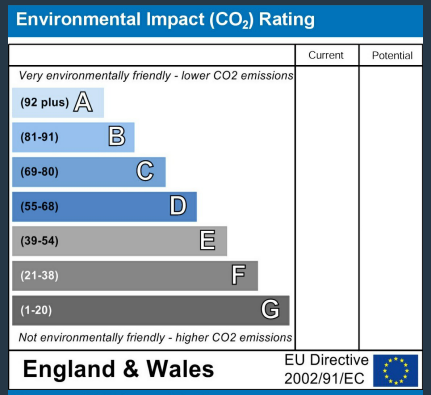
Total area: approx. 163.9 sq. metres (1764.6 sq. feet)

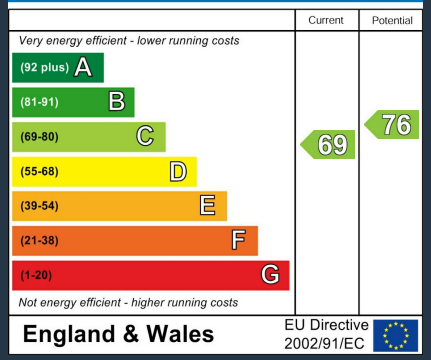
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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