

**FOR SALE**

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**1 KINOULTON LANE, OWTORPE,  
NOTTINGHAMSHIRE NG12 3UD**

**£325,000**



# 1 KINOULTON LANE, OWTHORPE, NOTTINGHAMSHIRE NG12 3UD

Occupying a superb rural location on the edge of this highly regarded village and enjoying fantastic open views to the front and rear, the property has been significantly extended to now provide versatile living with three reception room and with the extremely large and private rear garden being perfect for those who enjoy al fresco entertaining with family and friends.

If you are wishing to swap the sounds of traffic and sirens to that of the dawn chorus and birdsong... then this is the one for you.

The property is available with NO CHAIN and would be ideal for families, either up-sizing or locating into the village, particularly making use of the highly regarded Kinoulton Primary School.

The property is set well back from Kinoulton Lane with generous established frontage and large block paved driveway providing off-road car standing for two vehicles.

Internally the property has an entrance hall with doors leading through to the two main reception rooms, a large family orientated dining kitchen, further reception room and a conservatory. To the first floor are the three bedrooms and fully fitted bathroom with shower over the bath.

As the main bedroom is so large, there is scope for a further bedroom or en-suite shower room facilities to be created. In addition the property benefits from double glazing and oil fired central heating.

Kinoulton is a thriving Vale of Belvoir village with a popular primary school, Nevile Arms Public House, Cricket Club, Village Hall and St Luke's Church. The village is set amongst rolling Nottinghamshire countryside, accessible to the cities of Nottingham and Leicester lying approximately two miles from the newly dualled A46 and close to the junction of the A606 with the A46. Further amenities can be found in West Bridgford and the nearby market towns of Bingham, Cotgrave and Melton Mowbray.



DIRECTIONAL NOTE

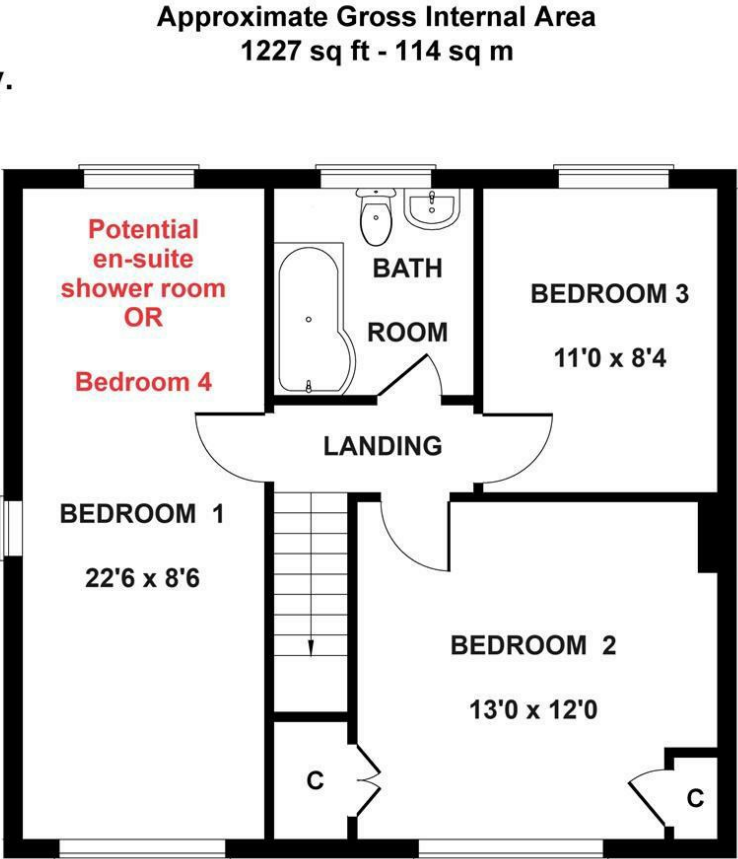
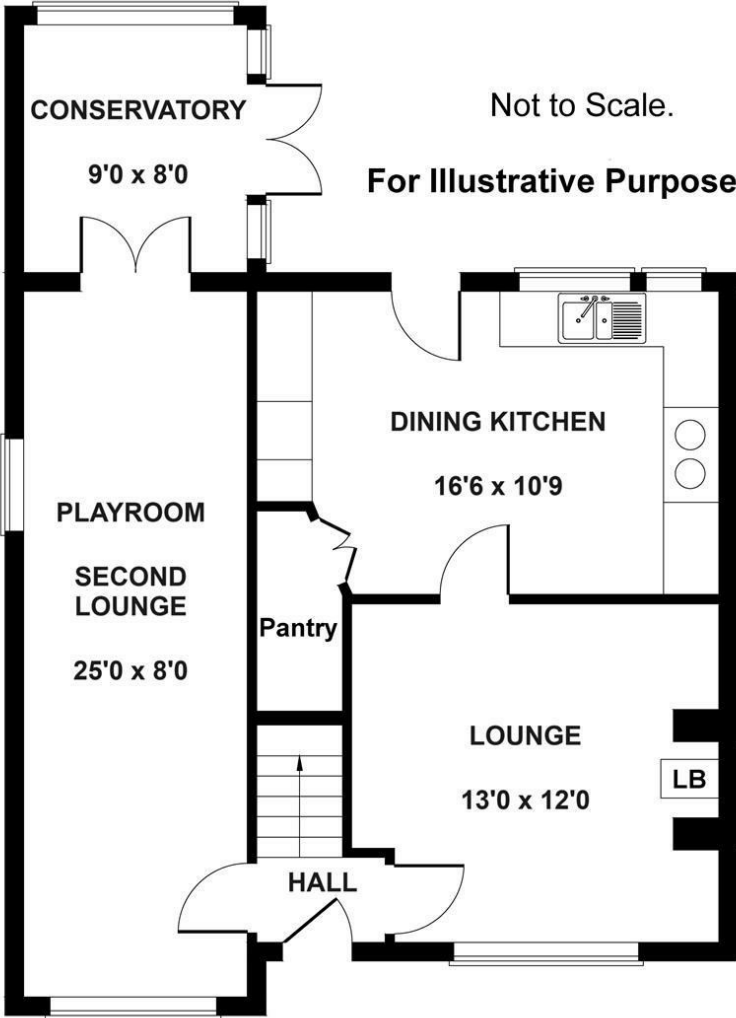
For Sat Nav use Post Code: NG12 3UD

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		66
(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





## Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at  




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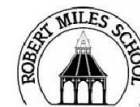


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

## BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in

  
ONLINE, ON THE PHONE, ANYTIME  
childline.org.uk | 0800 1111



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)





Canopied porch and a double glazed entrance door into the

**HALLWAY**

with stairs rising to the first floor and a door into the

**LOUNGE**

13'0 x 12'0 (3.96m x 3.66m)

with a double glazed window looking across the front and a central heating radiator. A feature log-burner ensures a perfect snug room!

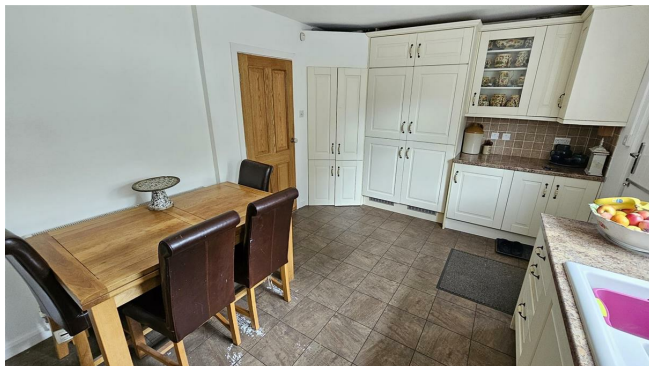




### **DINING KITCHEN**

16'6 x 10'9 (5.03m x 3.28m)

Fitted with a range of base units with a marble effect work surface, inset sink and drainer unit with mixer tap, tiled splashbacks, Rangemaster cooking range and an extractor hood over, dishwasher, double glazed window to the rear elevation and composite stable door (perfect for those with pets) leading onto the extensive patio area of the large rear garden. A built-in fridge and freezer. Useful walk-in pantry cupboard.







### **BACK TO THE HALLWAY**

and a door into the

### **PLAYROOM / SECOND LOUNGE**

25'0 x 8'0 (7.62m x 2.44m)

with a double glazed window looking across the front and a central heating radiator. A feature brick-built fireplace. A double glazed window to the side and double glazed double doors leading into the







### **CONSERVATORY**

9'0 x 8'0 (2.74m x 2.44m)

with double glazed windows and double glazed double doors onto the extensive patio area.

### **LANDING**

with a central heating radiator and doors to







### **BEDROOM 1**

22'6 x 8'6 (6.86m x 2.59m)  
(POTENTIAL EN-SUITE SHOWER AREA OR BEDROOM 4?) an extremely long room with double glazed windows to three elevations looking across the front side and rear gardens. Two central heating radiators.

### **BEDROOM 2**

13'0 x 12'0 (3.96m x 3.66m)  
with a double glazed window looking across the front and a central heating radiator. Built-in cupboard and a further double cupboard over the stairwell.







### **FABULOUS FAMILY BATHROOM**

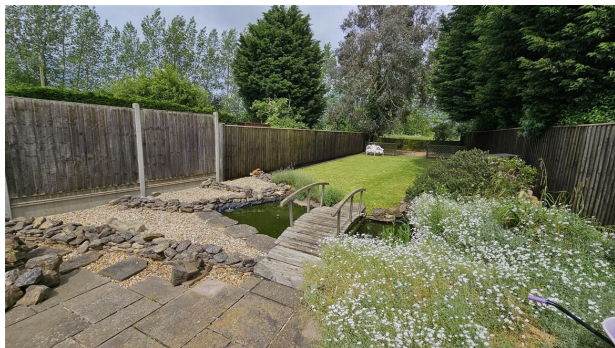
an upgraded room with a white suite comprising low flush W.C., wash hand basin with blocktap and cupboard under, a panelled bath with shower over and screen, a central heating radiator and obscure double glazed window to the rear elevation.

### **BEDROOM 3**

11'0 x 8'4 (3.35m x 2.54m)  
with a double glazed window looking across the rear and a central heating radiator.







### **OUTSIDE - REAR**

Access to the rear garden is from the side of the property or from the Dining Kitchen and is much larger than most at this price range – ideal for those with growing families! A brick-built outhouse is perfect for storage of the BBQ equipment and the oil storage tank for the heating system is cleverly concealed.

The fully enclosed and large garden area begins with an extensive Indian Sandstone patio - ideal for those who enjoy al fresco entertaining with plenty of space for the BBQ.







### **OUTSIDE - REAR**

An ornamental pond is crossed by a feature bridge which leads you to the lawned area which enjoys plenty of privacy with mature trees on the boundaries, all enclosed by panelled fencing well stocked borders. At the head of the garden to the rear boundary is a further area of serenity with a gravel finish.

### **OUTSIDE - FRONT**







A block paved driveway to the front provides parking for two vehicles with a lawned garden to the side. A mature hedge provides the security and the open outlook to the front is across neighbouring farmland.







To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!







Steve Pritchett

Please contact us for a FREE discussion on our services

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