

# JOHNSONS & PARTNERS

Estate and Letting Agency



**14 KNEETON ROAD**  
NOTTINGHAM, NG13 8PH

**£700,000**



# 14 KNEETON ROAD

Nottingham, NG13 8PH

Five Bedroom Period Property | Three Reception Rooms | Original Features Throughout | Large Gardens | Popular Village Location | Close to Amenities and Transport Links | Viewings Advised |

Welcome to Kingswood, a captivating period semi-detached residence nestled in the heart of East Bridgford. Built in 1910, this exquisite property is brimming with character, boasting original sash windows, high ceilings, and traditional fireplaces that evoke a timeless elegance throughout. Offered to the market with no upward chain, this substantial family home spans three floors and offers exceptional versatility, including the option for a self-contained annexe on the ground floor—ideal for multi-generational living or guests.

The accommodation briefly comprises an inviting entrance hallway, w.c., charming dining room, elegant living room, well-appointed kitchen, utility, spacious family room, wet room, and a delightful conservatory overlooking the gardens. Upstairs, a split-level landing leads to three generous double bedrooms and a stylish family bathroom, whilst the top floor reveals two further bedrooms and ample built-in storage.

Externally, Kingswood sits on a larger-than-average plot. Cast iron gates open onto a driveway accommodating three vehicles, with side access to enchanting rear gardens. Discover a tranquil oasis with patio seating, mature lawns, a wildlife pond, wildflower meadow, and fruit trees including pear and plum, all complemented by a brick-built outbuilding.

Set within the sought-after village of East Bridgford, Kingswood enjoys proximity to excellent local amenities, reputable schools, and picturesque countryside walks. With scope to improve or extend (subject to planning), this remarkable home presents an unrivalled opportunity for a variety of discerning buyers. Early viewing is highly recommended.

## Entrance Hallway

## Living Room

13'1" x 11'10" (4 x 3.61)

## Dining Room

11'10" x 11'9" (3.63 x 3.60)

## WC

## Lounge

14'5" x 11'11" (4.40 x 3.65)

## Kitchen

12'4" x 10'1" (3.78 x 3.09)

## Utility Room

## Conservatory

12'1" x 6'10" (3.69 x 2.10)





**Store**

**Ground Floor Wet  
Room/Shower Room**

**First Floor Landing**

**Bedroom One**  
13'1" x 11'9" (4 x 3.60 )

**Bedroom Two**  
12'7" x 11'10" (3.85 x 3.61)

**Bedroom Three**  
10'7" x 9'11" (3.23 x 3.04)

**Bathroom**  
6'8" x 6'6" (2.05 x 2)

**Second Floor**

**Bedroom Four**  
11'9" x 9'5" (3.60 x 2.88)

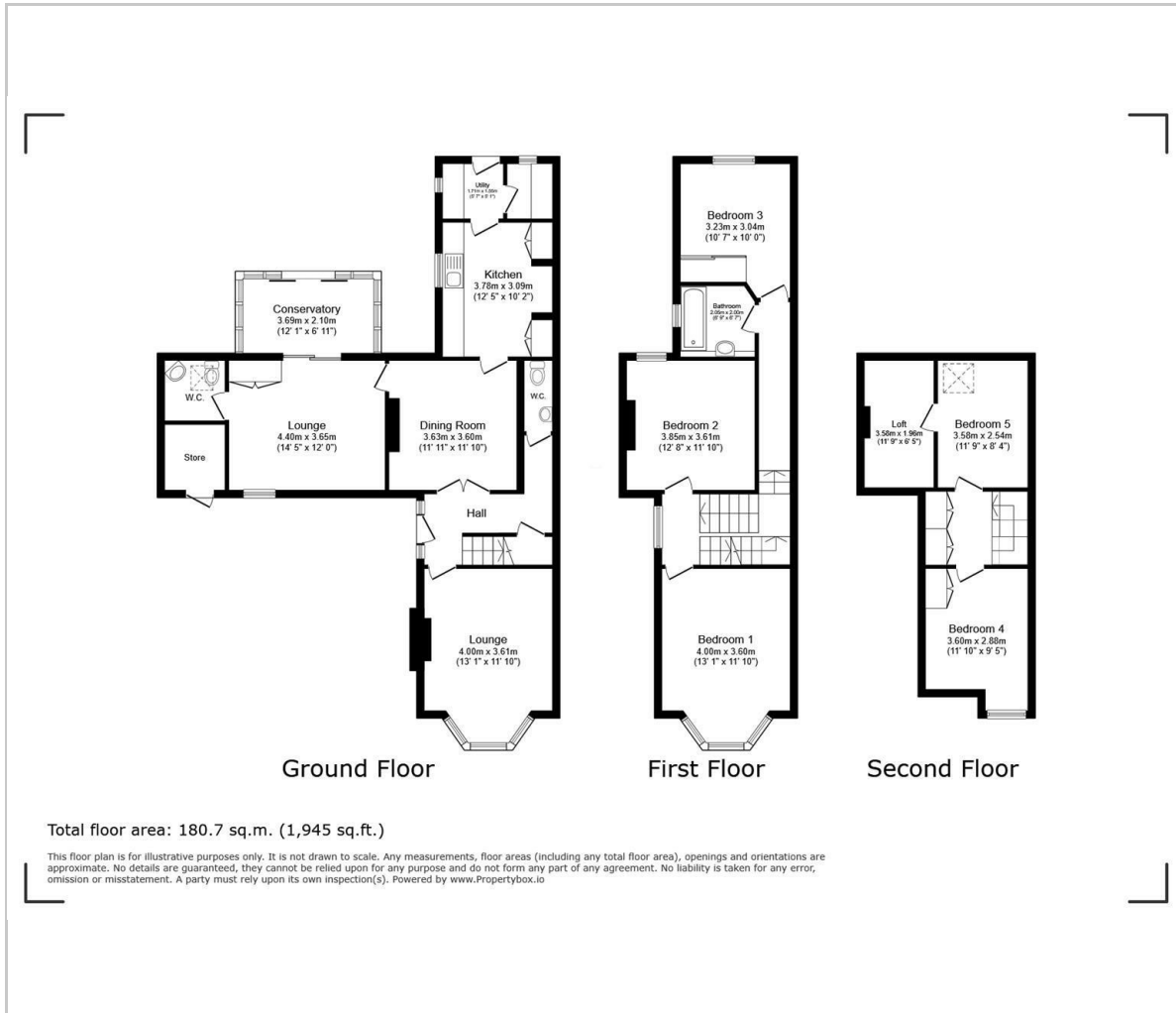
**Bedroom Five**  
11'8" x 8'3" (3.58 x 2.54)

**Loft Space**

**Buyers AML Check**

**Agents Disclaimer**

## Floor Plan

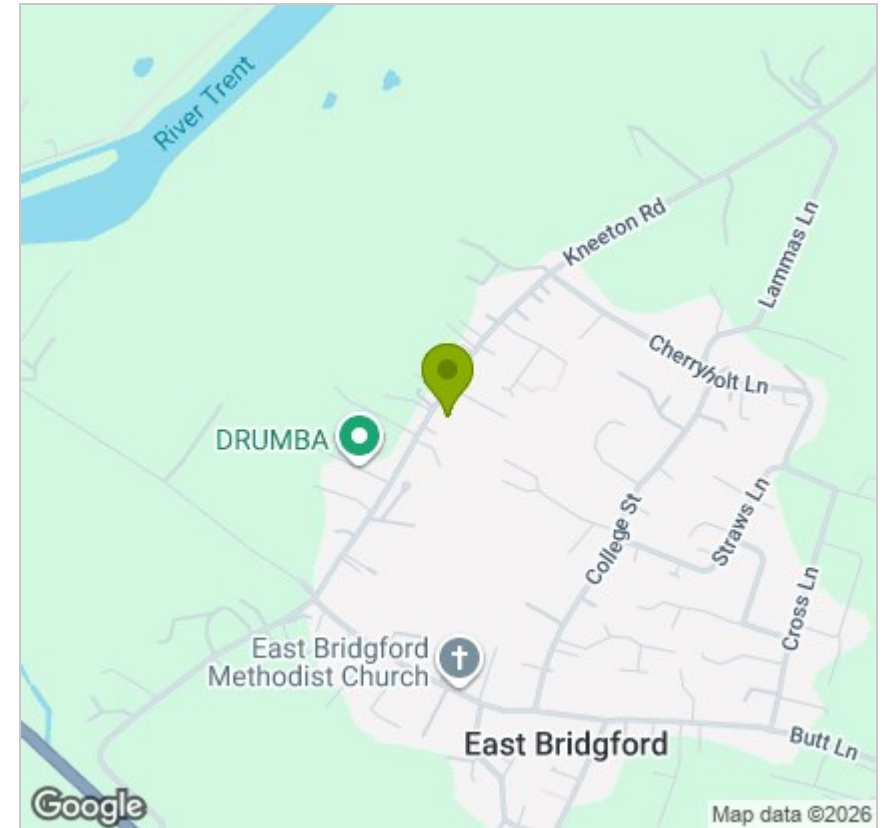


## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

