



# Plot 6 Kneeton Grove , East Bridgford, NG13 8NY £334,995

A stylish and thoughtfully designed three-bedroom semi-detached home, The Brassington is an attractive modern residence offering approximately 880 sq ft of well-planned accommodation, perfectly suited to first-time buyers, young families and those looking to downsize without compromising on space. Built by Peveril Homes, this beautifully arranged home combines contemporary open-plan living with practical everyday features throughout.

The ground floor has been carefully designed with modern living in mind, featuring a spacious kitchen and dining room positioned to the rear of the property, creating an ideal social space for both entertaining and family life, with French doors opening onto the garden. A separate utility area adds further practicality, while the generous lounge to the front of the home provides a comfortable and inviting retreat. A guest WC and useful storage complete the ground floor accommodation.

To the first floor, the principal bedroom benefits from its own private ensuite, creating a peaceful main suite. Two further bedrooms provide flexible accommodation for children, guests or home working, all served by a contemporary family bathroom.

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



3 2 1

# Floor Plan



# Area Map



# Energy Efficiency Graph



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.