



Plot 86 Kneeton Lodge

, East Bridgford, NG13 8GY

£499,995

An impressive and beautifully designed four-bedroom detached family home, The Appleby is a substantial and thoughtfully planned residence offering approximately 1,402 sq ft of stylish accommodation, perfectly suited to modern family living. Built by Peveril Homes, Plot 86 combines generous proportions, versatile reception space and contemporary open-plan design, creating a home that is both practical and elegant throughout.

The ground floor has been carefully designed with family life in mind, centred around a superb open-plan kitchen, dining and family area stretching across the rear of the property, creating a fantastic social hub for everyday living and entertaining, with French doors opening onto the garden. A separate utility room adds further practicality, while the spacious lounge provides a comfortable and inviting retreat. A dedicated study offers ideal flexibility for home working, playroom use or an additional reception space, while a guest WC and useful storage complete the ground floor accommodation.

To the first floor, the generous principal bedroom benefits from its own private ensuite, creating a peaceful main suite. Three further well-proportioned bedrooms provide excellent family accommodation, all served by a contemporary family bathroom arranged around a central

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.



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Floor Plan

Ground Floor

First Floor

Room	Measurements
Kitchen/ Dining/ Family	8.91m x 3.17m 29'3" x 10'5"
Lounge	3.81m x 3.89m 12'6" x 12'9"
Study	2.93m x 2.02m 9'7" x 6'8"
Master Bedroom	3.83m x 3.91m 12'7" x 12'10"
Bedroom 2	2.82m x 3.90m 9'3" x 12'10"
Bedroom 3	2.82m x 3.21m 9'3" x 10'7"
Bedroom 4	2.80m x 3.22m 9'2" x 10'7"

Plot 33@H, 34, 50@H, 82@H, 83@H, 85@H, 87, 88

Our floorplans depict a typical layout for each house type and are subject to change for exact plot specification, details of external and internal fixtures, dimensions, window locations and floorplan differences please consult your Sales Executive. All dimensions are +/- 50mm and are not given to scale.

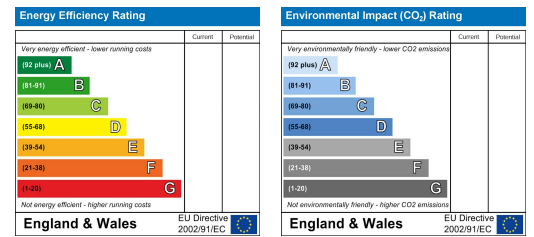
Floorplans should not be relied upon to specify flooring types, items of furniture or appliances. The dimensional and furniture positions are for information purposes only. All property particulars and related information are to be treated as guidance only and are not intended to form part of any contract or warranty. Please speak to your sales executive who can clarify plot specific details and also refer to the old working drawings.

KNEETON GROVE

Area Map



Energy Efficiency Graph



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