



# Plot 85 Kneeton Grove

, East Bridgford, NG13 8NY

£679,000

An exceptional and beautifully designed four-bedroom detached family home, The Lodge is an impressive and substantial residence offering approximately 1,952 sq ft of thoughtfully planned accommodation, combining generous proportions, stylish open-plan living and versatile family space throughout. Built by Peveril Homes, Plot 85 presents a fantastic opportunity to secure a striking new home within the sought-after Kneeton Grove development in East Bridgford.

The ground floor has been designed with modern family life at its heart, centred around a stunning open-plan kitchen, dining and family space stretching across the rear of the property, complete with a central island and French doors opening onto the garden, creating an exceptional hub for both everyday living and entertaining. A separate utility room adds practicality, while the spacious lounge provides a comfortable and elegant retreat. A dedicated study offers ideal flexibility for home working, playroom use or an additional reception room, while a guest WC and useful storage complete the ground floor accommodation.

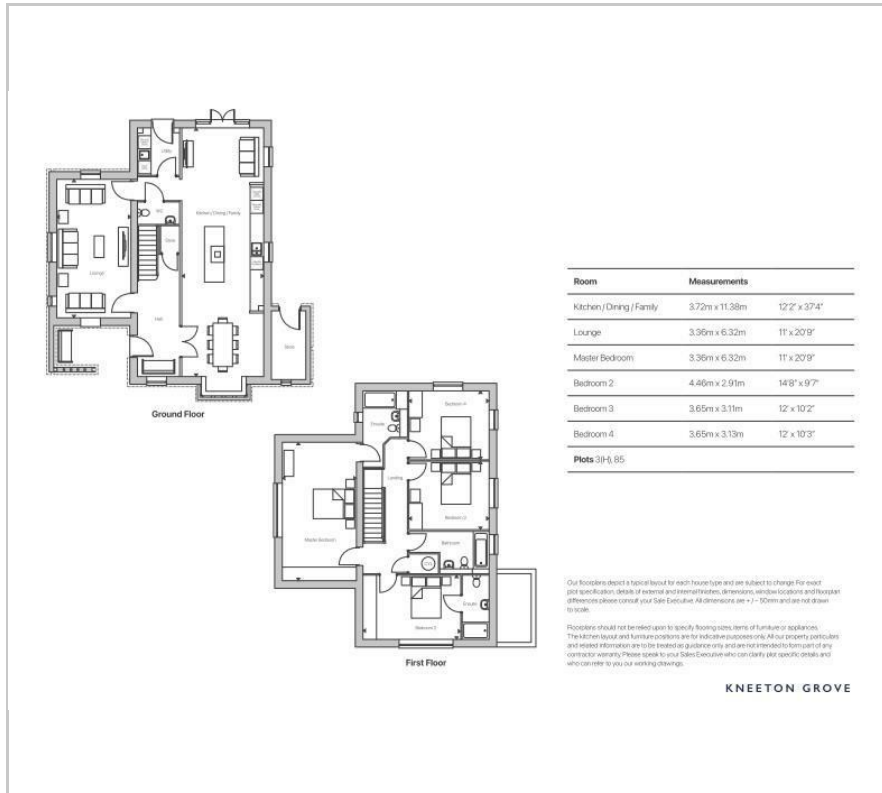
To the first floor, the generous principal bedroom enjoys its own private ensuite, creating a luxurious main suite. A second double bedroom also benefits from its own ensuite, while two further well-proportioned bedrooms are served by a contemporary family bathroom, providing

### 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.



# Floor Plan



# Area Map



# Energy Efficiency Graph



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