

**FOR SALE**

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Selected as the best independent estate agent  
by Relocation Agent Network to represent them  
in the Bingham area



**22 NEWBOLD WAY, KINOULTON  
NOTTINGHAMSHIRE, NG12 3RF**

**£399,950**



## 22 NEWBOLD WAY, KINOULTON, NOTTINGHAMSHIRE, NG12 3RF

### 5 BEDROOMS FOR THE PRICE OF 4...

If you are seeking a sensibly priced home of space, style and privacy..., within this prestigious and sought after village, look no further than this one!!!

The gas centrally heated and double glazed accommodation has been maintained and upgraded by the present occupiers and the interior will suit not only young families but also professional couples who have a feeling of living space high up on their 'must have' list!

The location could not be better being only a couple of minutes from the A46 & A52 which provide access to Nottingham, Leicester and Newark. For those requiring national access the A1 and M1 are within half an hour's drive as is East Midlands International Airport.

Kinoulton is surrounded by rolling countryside and enjoys a thriving village community, with a popular Primary School, local pub; The Nevile Arms, Cricket Club, Village Hall and post office service in the church on certain weekdays. The village is set amongst rolling Nottinghamshire countryside. For further details, please visit [www.kinoulton.com](http://www.kinoulton.com). More amenities can be found in the nearby market towns of Bingham and Melton Mowbray.



*A wonderful family garden with plenty of privacy & space*

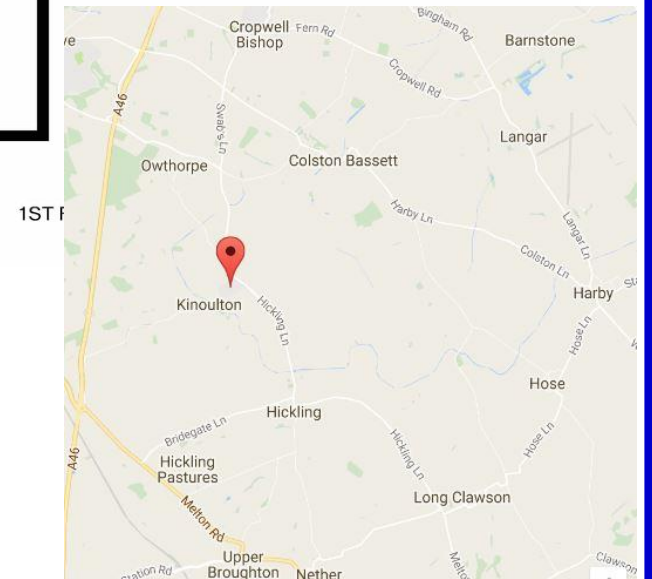
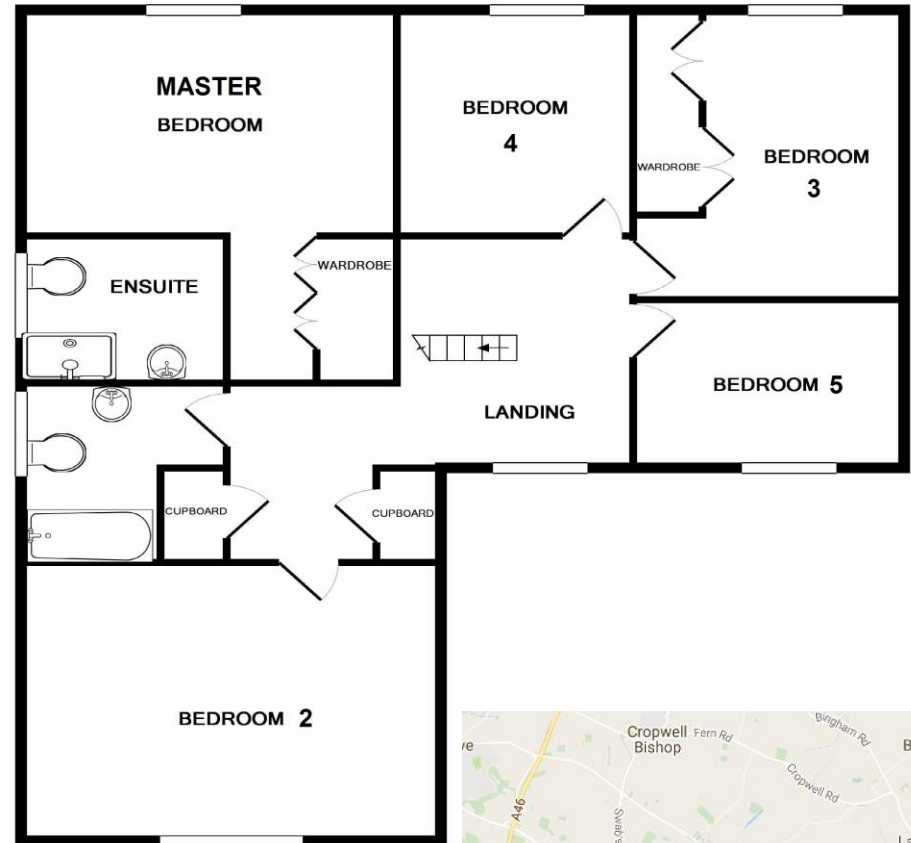
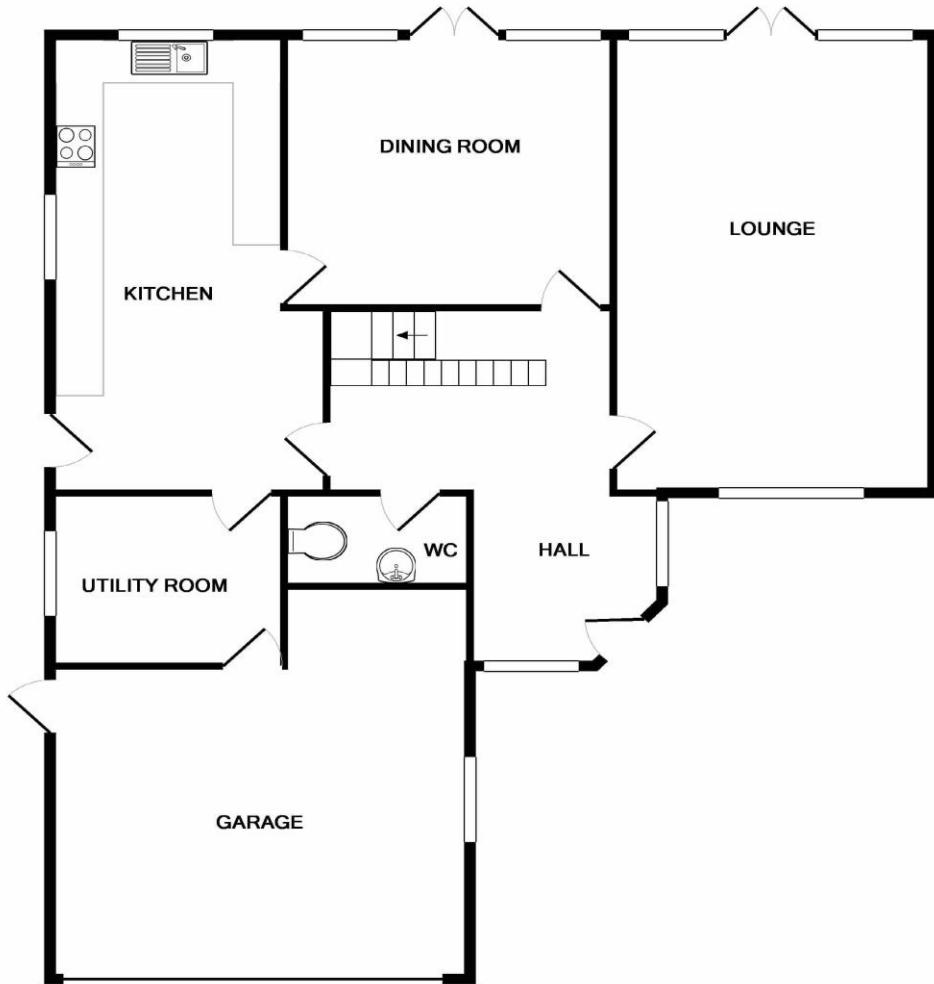


*Fantastic en-suite facilities to the main bedroom... just what you deserve...*



*Plenty of room in the large breakfast kitchen*

# 22 NEWBOLD WAY, KINOULTON, NOTTINGHAMSHIRE, NG12 3RF







**RECEPTION HALL** 17'6 x 7'6 A very spacious and light reception area with central heating radiator, spindle balustrade dog-leg staircase rising to the first floor, two double glazed windows.



**LOUNGE** 20'0 x 12'0 with double glazed window to the front and full height double glazed French Doors to the large patio area of the very private rear garden. Feature coal effect gas fire with timber surround and marble backing and hearth.



**CLOAKROOM** with a two piece white suite comprising close low flush W.C., wall mounted wash basin with chrome mixer tap and half height tiling to walls and floor. Central heating radiator.

**DINING ROOM** 13'4 x 10'0 with central heating radiator, UPVC double glazed double doors leading to the large patio area of the rear garden. A door leads to the kitchen.







**BREAKFAST KITCHEN** 20'0 x 11'4 Fitted with a range white fronted wall, base and drawer units, rolled edge work surface with inset one and half bowl sink and drainer unit with mixer tap, ceramic tiled splashback. Integrated appliances include four ring gas hob with extractor hood over, double oven, Ample room for dining at the integral dining table. Central heating radiator, recessed lighting, UPVC double glazed window overlooking the rear garden and double glazed door to the side elevation. A door leads through to the:



**UTILITY ROOM** 8'0 x 8'0 with rolled edge work surface over, inset sink and drainer unit with mixer tap, ceramic tiled splashback, plumbing for washing machine, space for tumble dryer, double glazed window and door leading to the GARAGE.





RETURNING TO THE ENTRANCE HALL, A SPIND BALUSTRADE DOG-LEG STAIRCASE RISES TO THE FIRST FLOOR

**GALLERIED LANDING** with central heating radiator, airing cupboard and further separate storage cupboard... always useful!!! Doors lead to:

**MASTER BEDROOM** 17'6 x 14'0 The measurements include the depth of the built in wardrobes with hanging rails & storage, however, there are additional built in wardrobes... plenty of space! Central heating radiator & UPVC window to the rear.

**ENSUITE SHOWER ROOM** fully tiled with a three piece white suite comprising built in double shower cubicle with glass screen, low flush W.C., vanity unity wash hand basin with chrome mixer tap and cupboard under and recessed lighting over, underfloor heating, central heating towel radiator, and UPVC obscure double glazed window to the side elevation.







**BEDROOM 2** 15'9 x 11'0 A much larger than average bedroom... the measurements include the depth of the built in wardrobes and storage units, central heating radiator and UPVC double glazed window overlooking the front garden.





**BEDROOM 3** 13'3 x 10'0 with central heating radiator and UPVC double glazed window overlooking the rear garden. Fitted double wardrobe.

**BEDROOM 4** 10'2 x 8'6 with central heating radiator and UPVC double glazed window overlooking the rear garden. Built in wardrobe.

**BEDROOM 5** 12'4 x 6'6 with double glazed window overlooking the front. Central heating radiator.

**FAMILY BATHROOM** with a contemporary white suite comprising a deep 'P' shaped bath with pivot glass screen and wall-mounted shower mixer with independent handset, low flush WC, wash hand basin with chrome mixer tap, complementary wall and floor tiling, under floor heating chrome towel radiator, UPVC double glazed opaque window.



Bedroom 3



Bedroom 4



Bedroom 5





**OUTSIDE** The property occupies a pleasant position in this highly regarded established development, set back from the road behind an open plan frontage which is mainly laid to lawn with double width block paved driveway providing off road car standing for four vehicles and leading to the **Double Garage** with up and over door, power and light, courtesy door through to the utility room and further door out to the garden.



*Spacious reception hallway – the perfect addition!*







**OUTSIDE** The rear garden is a pleasant feature of the property benefitting from a very private aspect and is larger than expected by modern standards, having side gate leading into a mainly lawned area with surrounding pathway, raised beds, well-stocked perimeter borders with ease of maintenance in mind and a large patio terrace to the rear of the house – ideal for those who enjoy al fresco dining during those balmy summer months. There is also an outside cold water tap and garden shed.





## Energy Performance Certificate



22, Newbold Way, Kinoulton, NOTTINGHAM, NG12 3RF

**Dwelling type:** Detached house  
**Date of assessment:** 31 January 2017  
**Date of certificate:** 31 January 2017  
**Reference number:** 8153-7729-4060-4939-7972  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 170 m<sup>2</sup>

### Use this document to:

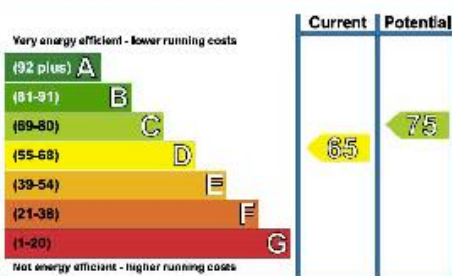
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,299</b>
<b>Over 3 years you could save</b>	<b>£ 471</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 507 over 3 years	£ 291 over 3 years	
Heating	£ 3,270 over 3 years	£ 3,012 over 3 years	
Hot Water	£ 522 over 3 years	£ 525 over 3 years	
<b>Totals</b>	<b>£ 4,299</b>	<b>£ 3,828</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

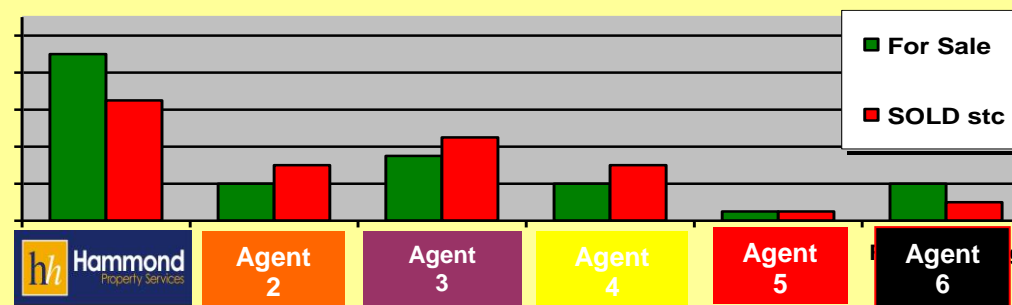
### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 297	✓
2 Low energy lighting for all fixed outlets	£105	£ 180	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 864	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Report from latest HAMMOND Property Services 'Board Meeting'

We carry out a regular "board count" within Bingham by making a note of every For Sale and **SOLD** board within the Bingham boundary on a particular day. This regular source of information allows us to gauge what's happening to the housing market of Bingham; whether sales are being agreed within a short period of time, which types of houses sell quicker than others, any increases in house prices **AND**.... which Estate Agents have more properties to offer potential buyers **AND** which Estate Agents have more **SOLD** boards than others. Here is the chart of the board count for Bingham properties on 23<sup>rd</sup> July 2016.



### Conclusions from our Board Meeting:

#### If you are looking to buy a property

HAMMOND property services have more properties with For Sale boards within Bingham than any other Estate Agent – call in now and see what we've got!

#### If you are looking to sell a property

HAMMOND property services have more **SOLD** boards within Bingham than any other Bingham Estate Agent! We are confident we can sell yours! Call us now to discuss the most suitable marketing strategy for your particular property! - **01949 87 86 85**

#### Offices at:

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