

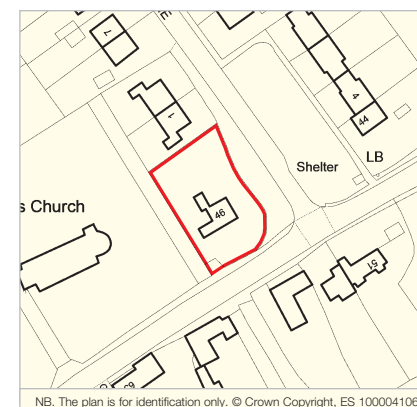
Kinoulton

**46 Main Street,
Nr. Nottingham,
Nottinghamshire
NG12 3EN**

- **Freehold Detached House**
- Providing Three Bedroom Accommodation
- Occupying a Site extending to Approximately 0.073 Hectares (0.179 Acres)
- Attractive Village Location

Vacant Possession

BY ORDER OF METROPOLITAN



Tenure

Freehold.

Location

The property is situated on the north-west side of Main Street at its junction with Pinfold Lane in the attractive village of Kinoulton. There are village amenities within walking distance. The more extensive amenities of Nottingham and Melton Mowbray are both accessible to the north-west and south-east respectively. There is a Rail Station in Melton Mowbray. The A38 and A606 are both close by and the M1 Motorway is to the west.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. There is a ground floor extension, to the side and rear, with a flat roof. Externally there are gardens to the front, side and rear with a driveway off Main Street.

Accommodation

Ground Floor – Two Reception Rooms, Study and Kitchen

First Floor – Three Bedrooms, Bathroom with WC and wash basin

External – Two Outbuildings (One WC and Wash Room)

Site Area: Approximately 0.073 Hectares (0.179 Acres)

Planning

Local Planning Authority: Rushcliffe Borough Council.

Tel: 0115 981 9911.

To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

VACANT – Freehold House