



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

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41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
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29 Primula Close, Shirebrook, Derbyshire, NG20 8EZ  
 £750 Per Month

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# Primula Close

## Shirebrook

Be the first to view this well presented, two bedroom detached house in this quiet cul de sac location. The well presented accommodation comprises of entrance hall, modern fitted kitchen with oven and hob, lounge with patio doors to the rear, two bedrooms and a brand new fitted bathroom with dual head shower. Outside there is an enclosed easily maintained rear garden plus detached single garage and driveway in front.

The property is ideally located in a quiet cul de sac location but giving easy access to a number of local shops and bus routes. The property also gives easy access to the M1. An early viewing is highly recommended.

### Ground Floor

#### Entrance Hall

With composite entrance door, central heating radiator, carpeted flooring and under stairs cupboard.



#### Kitchen

Fitted with a range of modern base and wall cupboard units with black work surfaces inset stainless steel drainer sink and mixer tap, single electric oven, four ring gas hob with extractor above, space for washing machine, fridge/freezer, fully tiles walls and floor, cupboard housing brand new boiler and Upvc double glazed window.

#### Lounge

12'7 x 13'10

Carpeted flooring, central heating radiator, Upvc double glazed window and Upvc double glazed sliding patio door to the rear garden.

### First Floor

#### Landing

Carpeted flooring, storage cupboard and loft access.

#### Bedroom No.1

12'7 x 11'2

Carpeted flooring, central heating radiator and Upvc double glazed window.

#### Bedroom No. 2

12'7 x 6'7

Carpeted flooring, central heating radiator and Upvc double glazed window.

#### Bathroom

Fitted with a three piece suite comprising of panelled bath with dual head gravity shower and glazed shower screen, low level w.c and pedestal wash hand basin with mixer tap, chrome towel rail, Upvc double glazed window and vinyl flooring.

#### Outside

##### Gardens Front

To the front there is a small enclosed garden with side driveway leading to the detached single garage with up and over door.

##### Gardens Rear

To the rear there is an enclosed mainly gravelled garden with slabbed patio area.

