





# 3 Laburnum Avenue, Kirkby-In-Ashfield

Prices from £150,000 Freehold

SEMI DETACHED HOUSE ON A FANTASTIC PLOT • POSSIBLE BUILDING PLOT SUBJECT TO RELEVANT PERMISSIONS • TWO RECEPTION ROOMS & THREE BEDROOMS • NO UPWARD CHAIN, VIEWING RECOMMENDED • OFF ROAD PARKING, EPC

RATING: C















### **Entrance**

Step into this welcoming space through the UPVC double-glazed door, which opens into a bright and functional hallway. Internal doors lead to both the living and dining rooms, while the central staircase draws the eye upward, providing access to the first floor. This space sets the tone for the home with its practical layout and natural light.

## Living room

This cozy living area features a large UPVC double-glazed window to the front aspect, ensuring an abundance of natural light throughout the day. The gas fire serves as a charming centerpiece, perfect for creating a warm and inviting ambiance. The room also includes access to the kitchen, and a well-positioned under-stair cupboard offers convenient storage options, ideal for keeping the space clutter-free.

## Dining room

A bright and versatile room, the dining area benefits from a UPVC double-glazed window to the front aspect, bathing the space in sunlight. The central heating radiator ensures the room remains warm and comfortable, while the false electric fire adds a stylish focal point. Spacious enough for a family-sized dining table, this room is perfect for hosting meals or doubling as a multi-functional space.

#### Kitchen

The kitchen is a well-thought-out hub of the home, offering a variety of wall and base units that provide ample storage for all your culinary essentials. The work surface houses a sink and drainer unit, as well as a four-ring electric hob with an extractor fan and oven below. Complemented by a tiled splashback, the space also includes room for a washing machine and comfortably accommodates dining for up to four people. A UPVC double-glazed window to the side aspect invites natural light, while the central heating radiator adds to the room's practicality. A door leads seamlessly to the rear porch, enhancing connectivity within the home.

### Rear porch

This rear porch serves as a functional and adaptable extension of the home. Tiled flooring ensures easy maintenance, while the UPVC double-glazed windows and door provide a gateway to the garden. This space is perfect for additional storage, a utility area, or simply a relaxing spot to enjoy garden views. A further UPVC door links directly to the kitchen for added convenience.

#### First floor

## Bedroom No 1

Positioned at the front of the home, this spacious bedroom is a true retreat. The UPVC double-glazed window frames stunning open field views, making it a serene space to unwind. With a central heating radiator and power points, the room combines comfort with functionality, offering plenty of room for a bed and additional furnishings.

## Bedroom No 2

Another generously sized front-facing bedroom, this room also benefits from picturesque open field views through its UPVC double-glazed window. A fitted wardrobe offers practical storage, while the central heating radiator and power points ensure a cozy and convenient living space.

#### Bedroom No 3

This rear-facing double bedroom provides a peaceful atmosphere, with a UPVC double-glazed window overlooking the garden. The central heating radiator keeps the space warm and inviting, and power points allow for versatile furniture arrangements, making it a perfect quest or family bedroom.

## Shower room

This modern shower room has been designed with both style and practicality in mind. It features a low-flush WC, a sleek pedestal sink with a mixer tap, and a spacious walk-in rainfall shower enclosed by a glazed screen. The walls are fully tiled for easy maintenance, and the chrome heated towel rail adds a touch of luxury. A UPVC double-glazed window to the rear aspect completes the space, allowing natural light to brighten the room.

#### Outside

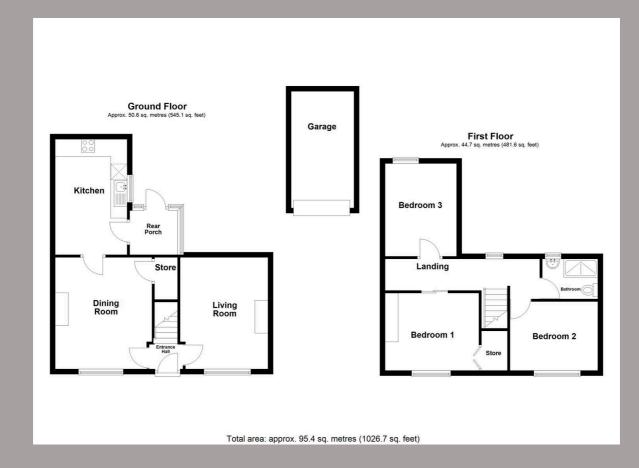
The property occupies an impressive double plot, offering both charm and potential. A driveway provides off-road parking and leads to the main entrance door. The front lawn enhances the home's curb appeal, while the garage, complete with an up-and-over door, offers additional storage or parking options. At the rear, a pathway leads to a private seating area, a well-maintained lawn, and a brick-built storeroom, perfect for outdoor equipment. To the side of the drive lies an expansive additional plot, currently laid to lawn and bordered by wrought iron railings. This space offers incredible scope for extending the property or pursuing a potential building project, subject to relevant permissions.

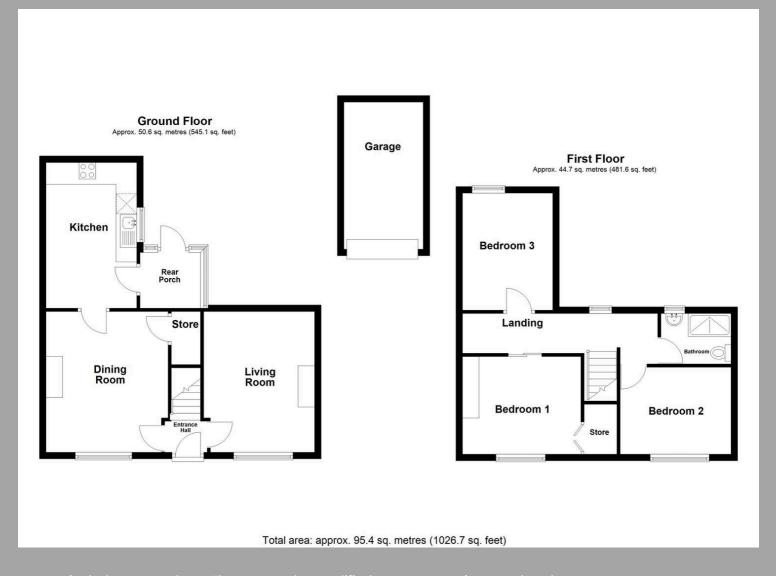
## **Additional information**

Tenure: Freehold council tax band A Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.









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