



LINDHOLME WAY | SUTTON-IN-ASHFIELD | NG17 4DW

BuckleyBrown
ESTATE AGENTS

A MODERN GEM!.. We certainly have a treat in store for you with this fantastic four bedroom family home! Well presented throughout, this detached property has been kept to an immaculate standard and boasts an excellent amount of space for families to grow and make memories. The location is great too, nearby to great shops, amenities and transport links including the A38 and M1. Let's take a look inside..

The ground floor presents an excellent lounge complete with a bay window that allows a wealth of natural light through. There's also a feature fireplace that lends itself perfectly to cosy nights in with the family. The dining room is just next door and provides a fantastic space for enjoying sit down meals, or even entertaining guests. Next is the kitchen and this is complete with an excellent range of modern units, along with a handy utility that provides space and plumbing for additional appliances. There's a conservatory space with windows overlooking the garden, lovely for utilising in the summer. Furthermore, you'll be super impressed to find an additional reception room with a fully fitted bar! The perfect setting for entertaining family and friends. Completing the floor is the WC.

The first floor welcomes you to four superb bedrooms, each of which has been kept to a high standard throughout. All rooms are a terrific size and offer plenty of flexibility, whilst the master bedroom also benefits from its own stylish ensuite. The family bathroom can also be found just off the landing and completes the floor nicely with a modern three piece suite.

The outside space will only continue to impress with and features a patio seating area and well-maintained lawn. Excellent for taking advantage of in the summer and enjoying a spot of gardening or an evening BBQ. To the front of the property is a private drive, alongside a double garage that allows space for ample off-road parking and storage.





Entrance Hall

With central heating radiator, storage cupboard, stairs leading up to the first floor and access into;

Living Room 10'7" x 13'4"

With fitted carpets, feature fireplace, central heating radiator, bay window to the front elevation and access into;

Dining Room 10'7" x 9'7"

With fitted carpets, central heating radiator, window to the rear elevation and access into;

Kitchen 13'1" x 8'1"

Complete with a modern range of high gloss units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with stainless steel extractor

fan above, integrated dishwasher, kitchen island, breakfast bar, downlights, central heating radiator, window to the rear elevation and access into;

Utility

Complete with space and plumbing for additional appliances, inset sink and drainer and a door leading outside.

Conservatory

With windows overlooking the rear garden and a door leading outside.

Bar 6'9" x 8'5"

Complete with a fitted bar with worktop, shelving, central heating radiator and window to the front elevation. With potential to become a study/home office or additional bedroom if desired.



WC

Complete with a low flush WC, hand wash basin, central heating radiator and opaque window to the side elevation.

Landing

With fitted carpets, storage cupboard, central heating radiator and access into;

Master Bedroom 10'7" x 10'7"

With fitted carpets, fitted wardrobes, central heating radiator, window to the front elevation and access into a private ensuite facility.

Bedroom Two 8'5" x 9'7"

With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom Three 9'3" x 10'8"

With fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Four 6'5" x 11'3"

With fitted carpets, central heating radiator and window to the rear elevation.

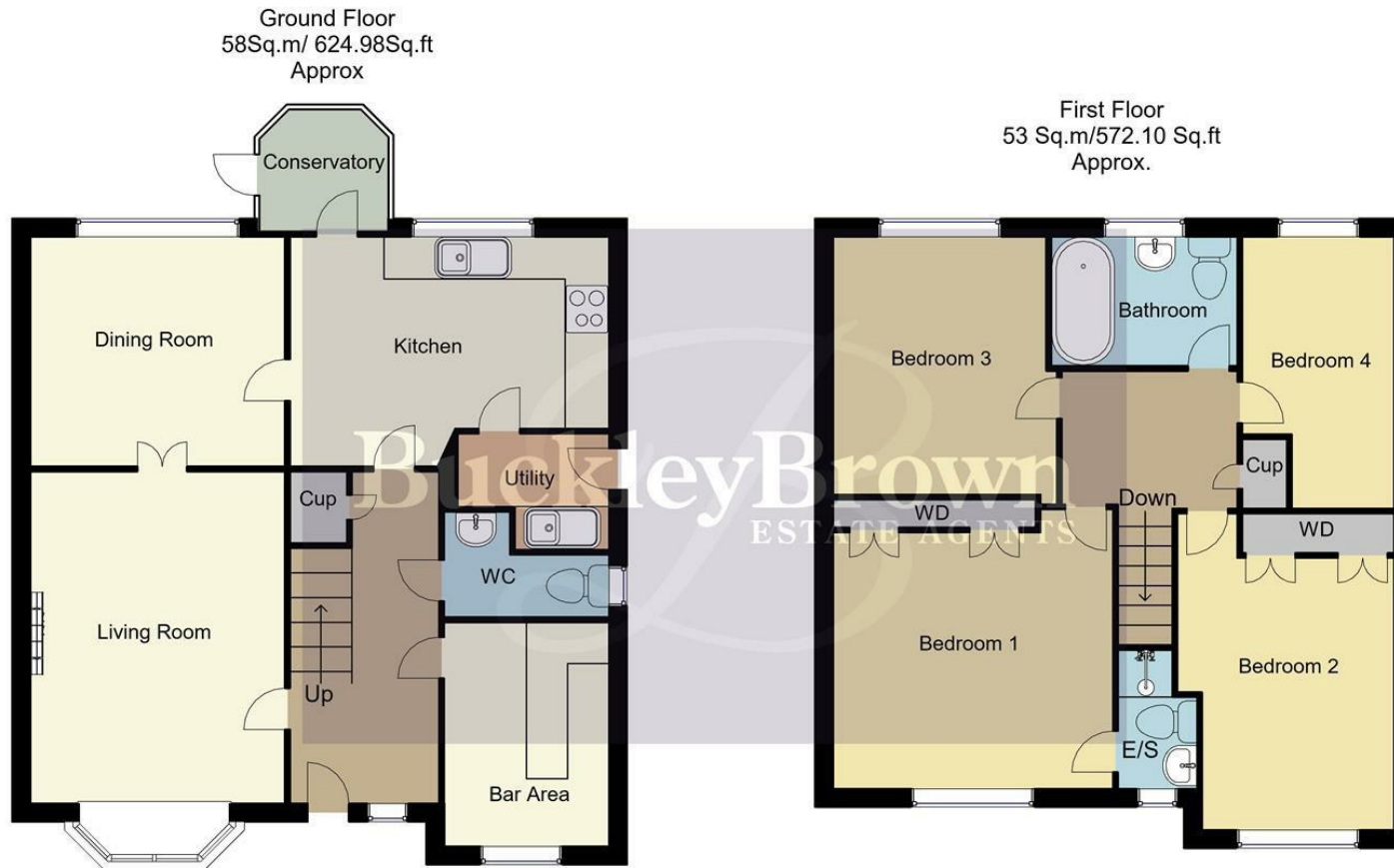
Bathroom 7'3" x 5'1"

Complete with a fitted L-shaped bath with overhead shower, low flush WC, vanity hand wash basin, chrome heated towel rail and opaque window to the rear elevation.

Outside

Featuring a beautifully landscaped garden to the rear with patio seating area, well-maintained lawn, planters, decorative pebbling and a surrounding fence for additional privacy. To the front of the property is a double garage and driveway providing space for ample off-road parking, alongside a low-maintenance lawn and path leading up to the front door.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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