



£450,000

FAIRHAVEN LODGE LANE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7QL

BuckleyBrown
ESTATE AGENTS

CHARACTERFUL FAMILY HOME!... Introducing this absolutely wonderful four-bedroom detached home that is nestled on an enviable private plot and within a convenient location with nearby amenities and excellent transport links! The property itself offers phenomenal accommodation throughout, with a versatile layout, a beautiful presentation, and delightful gardens to both the front and rear. Words simply cannot do this one justice enough!

The ground floor presents beautiful accommodation, starting with the front living room, which boasts a traditional fireplace, as well as a light and airy setting for you to put your feet up. There's a delightful dining room just across from here with sliding doors that lead out to the rear garden for added convenience.

The kitchen is brilliant too, boasting a beautiful range of neutral toned wall and base units, along with ample worktop space for showing off your culinary skills. Having the added benefit of plumbing for your essential appliances. You'll also notice exposed ceiling beams finish this space perfectly. Together with access to a handy utility room. The inner hallway provides access to two double bedrooms, both of which have been kept to a great standard with laminate flooring and fitted wardrobes. The family bathroom can be found across from here, with full-height tiling, vanity storage, and a separate WC just next door. The first floor hosts two additional bedrooms, both of which have been lovingly maintained and offer so much potential!

The outside space complements this home perfectly and features a sweeping gravel driveway to the front boasting off-street parking, along with an attached garage. Along with surrounding mature trees, adding additional privacy. There is an established garden to the rear with a decked seating area and maintained lawn.





Entrance Hallway

With laminate flooring, central heating radiator, coving, staircase leading to the first floor, with access to;

Living Room 13'8" x 17'10"

With laminate flooring, central heating radiator, coving, traditional fireplace and window to the front elevation.

Dining Room 7'11" x 8'4"

With laminate flooring, central heating radiator, coving and sliding doors leading outside.

Conservatory

With tiled flooring, surrounding windows and French doors leading out to the rear garden.

Kitchen 8'11" x 13'11"

Complete with modern cabinets and units, work surface, ceramic hob, splash back, extractor fan, tiled walls, inset sink with a mixer tap above, plumbing for a dishwasher, double integrated oven, tiled flooring, central heating radiator, exposed ceiling beams and window to the rear elevation.

Bedroom Three 11'5" x 11'8"

With laminate flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bedroom Four 10'6" x 11'8"

With laminate flooring, central heating radiator, built-in wardrobe and window to the rear elevation.



Utility 5'7" x 9'10"

Bathroom 5'5" x 6'8"

Complete with a panelled bath, wash hand basin with vanity storage, full height tiling and central heating radiator.

WC

Fitted with a separate low flush WC.

Bedroom One 10'6" x 16'9"

With carpet to flooring, central heating radiator and window.

Bedroom Two 10'6" x 15'6"

With carpet to flooring, central heating radiator and window.

Outbuilding

With three separate storage rooms, which can be utilised for a variety of purposes. The largest contains neutral cabinets and units, work surface, inset sink, tiled flooring, fitted shelving and four windows allowing ample light.

Outside

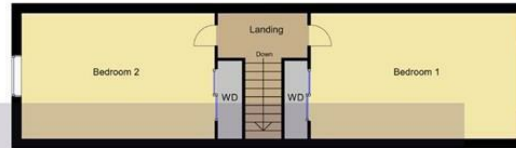
With a sweeping gravelled driveway to the front elevation providing off-street parking, along with an attached garage. Along with surrounding, mature trees adding additional privacy. There is an established garden to the rear with a decked seating area, two sheds and a maintained lawn.



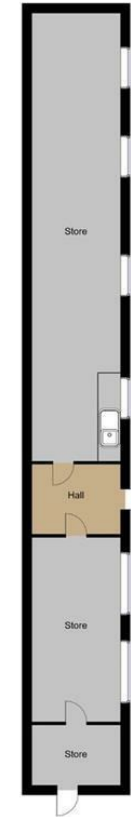
Ground Floor:
121Sq.MT/1302.43Sq.FT
Approx.



First Floor:
42Sq.MT/452.08Sq.FT
Approx.



Outbuilding:
48Sq.MT/516.67Sq.FT
Approx.



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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

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
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FAIRHAVEN
LODGE LANE
KIRKBY-IN-ASHFIELD
NOTTINGHAM
NG17 7QL



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



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.