



Offers Over £330,000

LILAC GROVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8PT

**BuckleyBrown**  
ESTATE AGENTS



HOME IS WHERE THE HEART IS!.. If you're searching for the ideal family home, stop right here because this is the one for you! Boasting instant kerb appeal and well-presented accommodation throughout, this three bedroom detached property offers the full package and is positioned in the highly popular area of Kirkby-In-Ashfield, nearby to handy shops and amenities.

The ground floor accommodation is a terrific size, excellent for both relaxing and entertaining. We'll make a start in the living room that allows a wealth of natural light through and offers an excellent space to unwind. There's also a feature fireplace here, lending itself perfectly for relaxing evenings on the sofa! The kitchen is equally as superb and comes fitted with an extensive range of shaker style units, along with high-quality appliances and complementary worktops. Together with easy access to a handy utility room with additional storage space and plumbing for appliances. From here, you can easily access the delightful dining space, which offers a wonderful amount of room for a dining set and chairs. Completing this floor is a versatile bedroom, which can be utilised to your advantage, along with a stylish shower room.

The first floor welcomes you to two sizeable bedrooms, both of which have been kept to a high standard throughout with excellent flexibility. Along with a beautiful bay fronted window to the master. What's not to love? Furthermore, there's a modern family bathroom just off the landing complete with a three piece suite in white and neutral toned tiling.

The outside space will only continue to impress and benefits from a wonderful landscaped garden with a raised lawn, patio area and surrounding hedging for additional privacy. A great setting for enjoying some fresh air and family time! The front of the property benefits from a gated entrance leading to a tarmac driveway and integral garage.







**Living Room 12'6" x 14'7"**  
With a feature fireplace, double windows to both the front and side elevation.

**Kitchen 9'1" x 14'6"**  
Complete with shaker style wall and base units, work surface, inset sink with mixer tap above, gas hob, splash back, extractor fan, plumbing for a dishwasher and double windows to the rear elevation. With access to the utility room.

**Utility 5'9" x 6'4"**  
With cabinets providing additional storage, work surface, inset sink with a mixer tap above, tiled wall, extractor fan and plumbing for a washing machine. There is a door leading outside.

**Dining Room 9'8" x 9'10"**  
With central heating radiator, central heating radiator and window to the rear elevation.

**Bedroom Three 6'11" x 10'0"**  
With a central heating radiator and window to the rear elevation.

**Shower Room 4'6" x 7'5"**  
Complete with a low flush WC, pedestal sink, enclosed shower and an opaque window.

**Bedroom Two 10'1" x 16'11"**  
With carpet to flooring, central heating radiator, down lights, window to the side elevation and a velux window.



**Bedroom One 14'7" x 20'11"**  
With carpet to flooring, central heating radiator, triple aspect windows and a velux window allowing ample natural light.

**Bathroom 5'11" x 9'8"**  
Complete with a panelled bath, low flush WC, pedestal sink, neutral tiling, central heating radiator and a velux window.

**Outside**  
With a tarmac driveway to the front elevation providing off-street parking, along with an integral garage (2.99 x 5.25). Along with a maintained lawn, mature hedging and gates. There is an enclosed garden to the rear with a raised lawn and patio area.







Ground Floor:  
96Sq.MT/1033.34Sq.FT  
Approx.

First Floor:  
65Sq.MT/699.65Sq.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. Specifically 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			84
(81-91) B		77	
(69-80) C			
(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	



LILAC GROVE  
KIRKBY-IN-ASHFIELD  
NOTTINGHAM  
NG17 8PT



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.