



Price £270,000

FRANDERGROUND DRIVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8QE

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ESTATE AGENTS

ONE NOT TO BE MISSED!!.. Located within a short distance of the town centre, excellent shops, amenities and schools is this beautiful three-bedroom family home! Presented to an excellent standard throughout, this property offers spacious and homely accommodation, with the advantage of a low-maintenance garden and handy study areas perfect for those of you who work from home! Let's take a look inside..

The ground floor presents wonderful accommodation throughout. Step into the lounge where you'll be presented with a cosy space to enjoy settling down with the family. The kitchen is just next door and complete with a modern range of units to utilise, along with stylish downlights and space for all essential appliances. You can step straight through to the dining room from here where you can enjoy sit down meals and dinner parties. There's also a velux window, and French doors leading out to the rear garden, allowing a wealth of natural light through! There's a fantastic study space fitted with a useful hand wash basin and underfloor heating, perfect for utilising to your own advantage! Furthermore, there's a utility with space for additional appliances and this leads you through to an additional study space. Completing the floor is the handy WC.

The first floor benefits from three well-sized bedrooms, all of which have been kept to a high standard. The master even has the advantage of a beautiful ensuite facility with a stylish three piece suite. Additionally, there's a family bathroom just off the landing where you can relax in a hot bath after a long day!

The outside space offers a low-maintenance rear garden with decked seating area, lawn and a surrounding fence for additional privacy. A great spot to enjoy alfresco dining or an evening drink the summer sun. The front of the property also benefits from a private driveway allowing space for handy off-road parking, alongside a converted garage with storage space.





### Entrance Hall

With fitted carpets, central heating radiator, stairs leading up to the first floor, window to the side elevation and access into;

### Lounge 10'7" x 13'1"

With fitted carpets, central heating radiator, storage cupboard, window to the front elevation and doors leading into;

### Kitchen 17'8" x 8'2"

Complete with a brilliant range of modern units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, integrated oven, gas hob with stainless steel extractor fan above, space and plumbing for a double fridge-freezer, breakfast bar, downlights, central heating radiator and open access into;

### Dining Room 17'7" x 8'8"

With ample space for furnishings, central heating radiator, French doors leading out to the rear garden and two further velux windows.

### Utility Room 4'9" x 4'9"

Complete with space and plumbing for additional appliances including a washing machine, worktop over and access into;

### First Study 4'9" x 8'9"

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

### WC 4'10" x 2'11"

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

### Second Study 8'0" x 8'3"

With underfloor heating, hand wash basin, ample space for furnishings and a door leading outside.

### Landing

With fitted carpets and access into;



### Master Bedroom 10'5" x 11'8"

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

### En-suite 8'7" x 5'1"

Complete with a stylish three piece suite including walk-in shower cubicle, low flush WC, vanity hand wash basin, full-height tiling, chrome heated towel rail, storage cupboard and opaque window to the front elevation.

### Bedroom Two 10'8" x 11'5"

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

### Bedroom Three 6'3" x 10'0"

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

### Bathroom 5'6" x 6'9"

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

### Outside

Featuring a landscaped garden to the rear with decked seating area, well-maintained lawn and a surrounding fence for additional privacy. To the front of the property is a private driveway, allowing space for off-road parking, alongside a converted garage for additional storage.



Ground Floor  
67 Sq.m/717.03 Sq.ft  
Approx.



First Floor  
45 Sq.m/485.39 Sq.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.  
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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) <b>A</b>                          |  |                         | <b>85</b> |
| (81-91) <b>B</b>                            |  | <b>73</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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