



Offers In The Region Of £220,000
LINDLEY AVENUE | | SUTTON-IN-ASHFIELD | NG17 2SY

BuckleyBrown
ESTATE AGENTS

YOU WILL LOVE THIS!... 2/3 bedroom detached coach house on Lindley Avenue which occupies a fantastic plot and would make a fantastic home for any couple or growing family.

On the ground floor you'll find a versatile reception room/bedroom, which currently lends itself very well as a beauty salon, with a separate WC, which is ideal for when you have guests over. There is also a sleek utility room which complements this home very well and comes complete with a range of modern gloss units and cabinetry, with work surface over and inset sink.

Now let's head onto the first floor where you'll find the main living area, a stunning open plan lounge/kitchen/diner which offers a great space for you to enjoy with family and friends. Finished to an enviable standard, this room boasts modern decor throughout with two windows to the rear, allowing for ample natural light to flood through, as well as a built-in breakfast bar, which will certainly come in handy! Moving on from here you'll find two bedrooms and a family bathroom fitted with a suite in white.

Outside you'll find a lovely garden which is a credit to its current owners, with a spacious patio seating area for alfresco dining and barbecues, as well as a neat lawn with wall surround, offering a degree of privacy.

You don't want to miss out on this one, so call now to arrange a viewing!





Entrance Hallway

With cupboard for additional storage, staircase leading to the first floor and access to;

Utility Room 6'10" x 9'4"

Complete with a range of modern units and cabinets with work surface over and inset sink. With space and plumbing for a washing machine/tumble dryer. With window to the rear elevation

Ground Floor Bedroom/Beauty Room 8'3" x 13'11"

With window to the front elevation and a door leading nicely into the WC for added convenience

First Floor Landing

With spacious cupboard for additional storage, window to the side elevation and access to;

Kitchen 6'3" x 19'5"

Complete with a range of modern units and cabinetry with complementary work surface over and inset double sink. With built-in breakfast bar and window to the rear elevation

Living Room 10'5" x 19'3"

Spacious seating area and windows to the front and the rear, allowing for ample natural light to flood through

Bedroom One 8'9" x 14'9"

With cupboard for additional storage and windows to the front elevation

Bedroom Two 7'10" x 8'9"

With window to the front elevation

Bathroom 6'3" x 7'2"

Complete with panelled bath with modern screen and overhead shower, low flush WC, wash hand basin and window to the rear elevation

Outside

Outside you'll find a lovely garden which is a credit to its current owners, with a spacious patio seating area for alfresco dining and barbecues, as well as a neat lawn with wall surround, offering a degree of privacy.



Ground Floor
30 sq.m / 317.79 sq.ft
Approx.

First Floor
63 sq.m / 682.86 sq.ft
Approx.

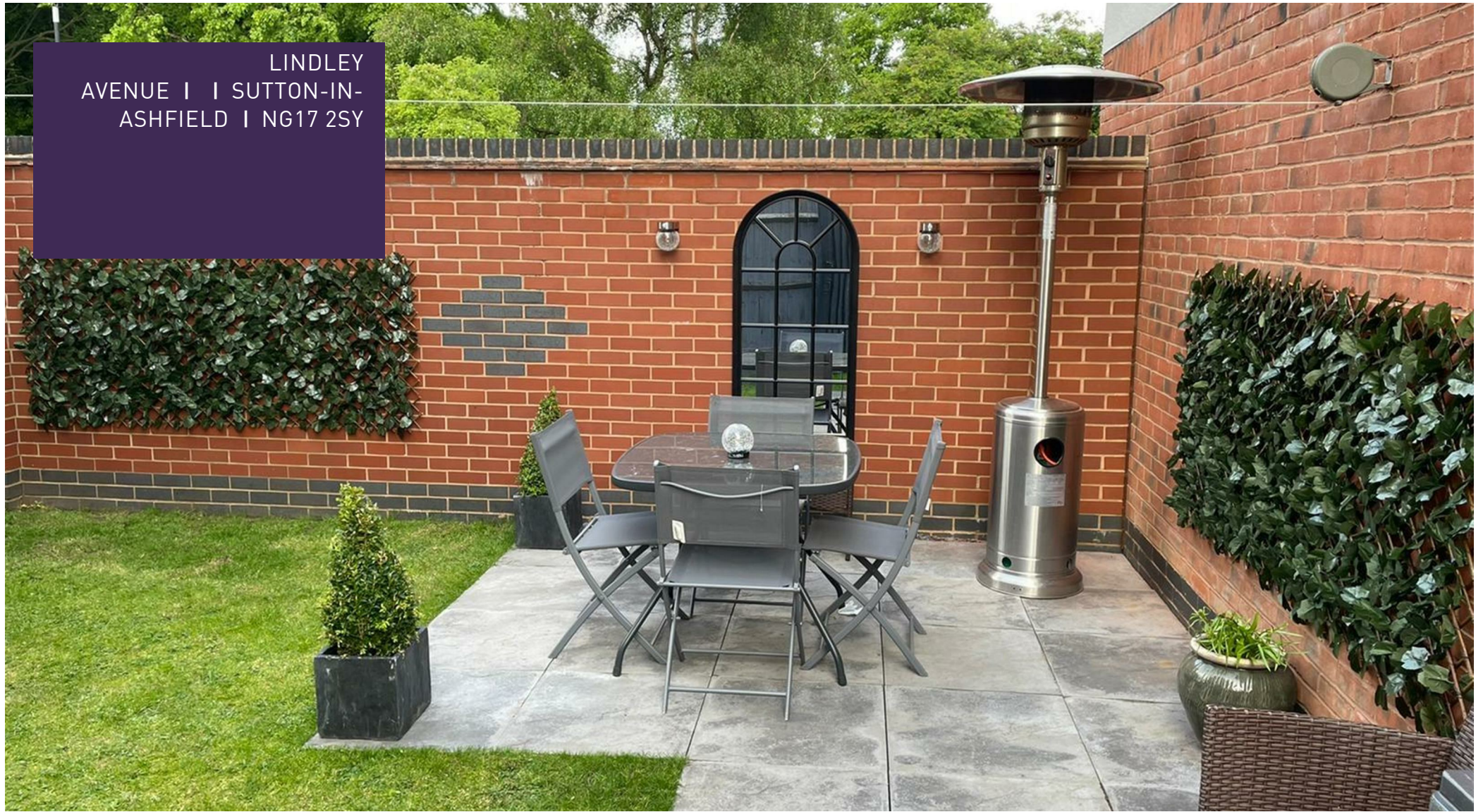


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specially 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			89
(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	

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