



BYTHORN CLOSE | SKEGBY | SUTTON-IN-ASHFIELD | NG17 3LB



A BEAUTIFUL RESIDENCE!.. We welcome you to this excellent two-bedroom semi-detached house positioned in the popular and convenient area of Skegby. This is the perfect buy for growing families! Let's take a look inside..

Upon entry, you will be welcomed to the light and airy lounge, with neutral decor and laminate flooring which creates an abundance of space for homely furnishings and personal touches. Just next door, you will be met by the spacious kitchen/diner which is kitted out with a range of matching units and cabinetry, an inset sink and space for appliances, everything you need to cook meals for the family! There is also a breakfast bar offering the perfect spot to enjoy your morning cup of tea! Like what you see so far? Let's take a look upstairs..

From the landing, you'll discover two bedrooms, both of which have been decorated to a modern style, offering space and flexibility to add your own stamp. The showerroom is very neutral and clean looking, comprising a shower cubicle, a hand basin and low flush WC. The beauty of this property is that it is move-in ready for those not wanting a project!

Heading outside, you will find a private garden with a well-maintained lawn. This is a terrific space to unwind. The front offers a garage and private driveway with ample space for off-road parking. If this is the one for you, don't miss out! Call today to book a viewing!





Living Room 11'9" x 13'8"
With windows to front elevation.

Kitchen/Dining Room 10'4" x 11'9"
Complete with a range of modern matching units and cabinetry, with complementary work surface over and inset sink.

WC
With hand wash basin and low flush WC.

Landing
With access to;

Bedroom One 10'9" x 11'9"
With window to front elevation.

Bedroom Two 7'6" x 11'9"
With window to rear elevation.

Shower Room 5'5" x 9'1"
Complete with a three-piece suite. With window to side elevation.

Outside
To the rear hosts an enclosed lawn and patio area. The front offers a garage and private parking.





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			90
(81-91) B		74	
(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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