



Offers Over £160,000

52 LAWRENCE AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8JW

BuckleyBrown
ESTATE AGENTS

NO CHAIN!!!!..... HERE IT IS!!!.. Introducing this charming three-bedroom semi detached house! The property is located in the convenient area of Kirkby-In-Ashfield, with nearby shops and amenities only a short distance away! Lets take a look inside...

Upon entry, the hallway is of a good size which leads to the lovely lounge that is filled with natural light and a lovely feature fireplace creating a homely and inviting atmosphere. Moving through to the kitchen you will find a range of cabinets and units with an inset sink and space for appliances as well as an integrated oven and space for a small table and chairs. To finish off this floor you will find a handy storage cupboard that can be accessed from the outside.

Heading upstairs, you'll be welcomed by three versatile and spacious bedrooms, all of which have space for all your own homely furnishings. The shower room and WC are just off the landing and provide a walk in shower and hand wash basin.

Heading outside, the rear garden boasts a super private plot which hosts a well maintained lawn and planted shrubs. To the front of the property comprises a walled decorative garden. Don't miss out on this one, call our office to arrange a viewing!





Hall

Carpeted flooring with access into ground floor rooms.

Living Room 12'1" x 5'10"

Carpeted flooring with central heating radiator, space for your desired furniture and a window to the front elevation.

Kitchen 12'1" x 11'2"

Tiled flooring with matching cupboard and ample worktop space and storage. Integrated appliances such as an oven and gas hob and inset sink whilst still having space for more. Space for a small table and a window to the rear elevation.

Storage

Ample storage space.



Landing

Carpeted landing leading into all first floor rooms.

Bedroom One 13'3" x 11'11"

Carpeted master bedroom with central heating radiator and a window to the rear elevation. With a built in storage cupboard.

Bedroom Two 12'5" x 11'0"

Carpeted bedroom with central heating radiator and a window to the front elevation.

Bedroom Three 9'5" x 8'4"

Carpeted bedroom with central heating radiator and a window to the front elevation.

Shower Room 5'4" x 5'4"

Two piece shower room with walk in shower and hand wash basin.

WC 5'4" x 2'9"

Low flush WC.

Outside

Private front wall garden with decorative lawn area. To the rear elevation you will find a well maintained garden with shrubs and trees with a footpath and gravelled area.





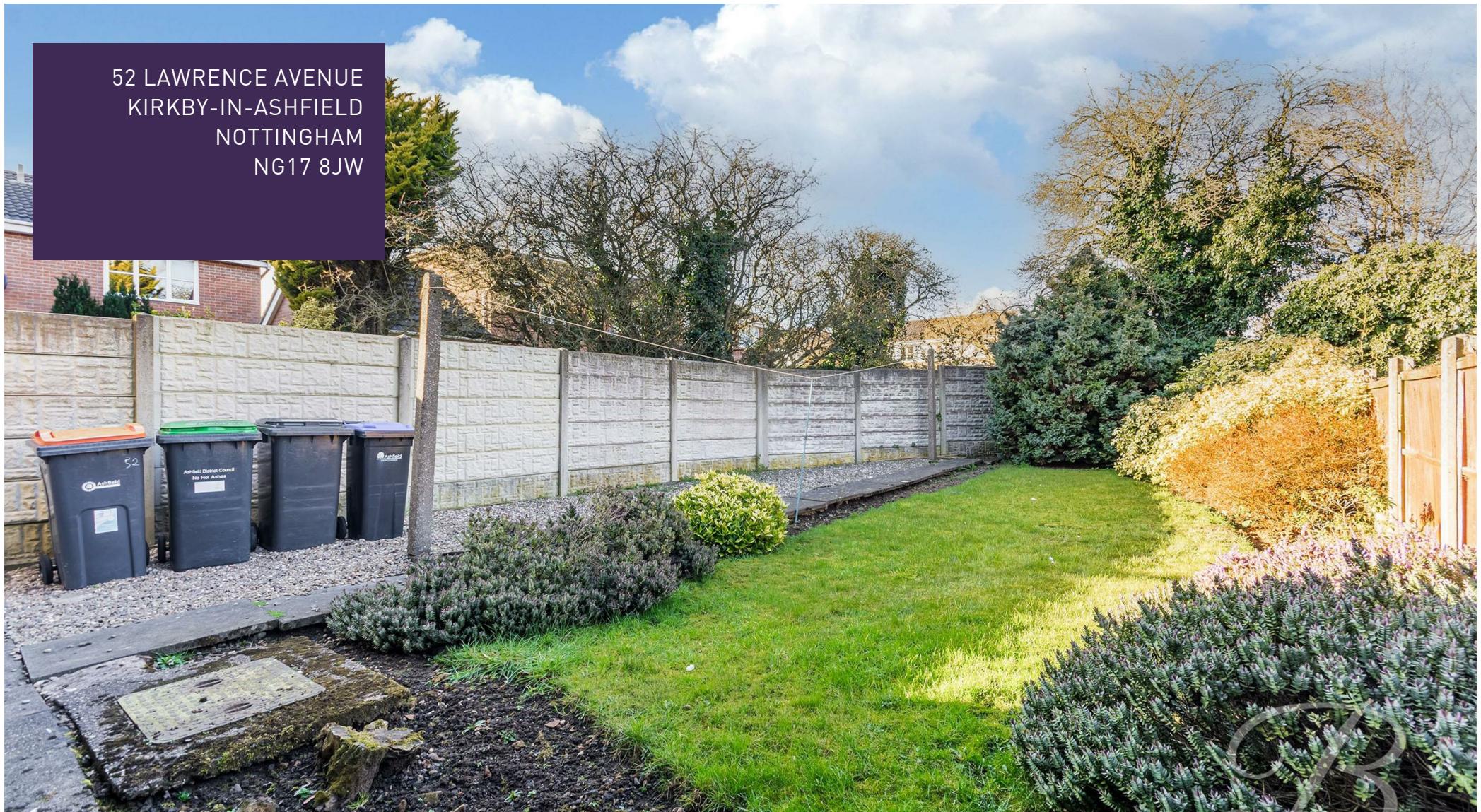
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-81) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

52 LAWRENCE AVENUE
KIRKBY-IN-ASHFIELD
NOTTINGHAM
NG17 8JW



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

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.

BuckleyBrown
ESTATE AGENTS