



£140,000 Freehold

62 NEW LANE | STANTON HILL | SUTTON-IN-ASHFIELD | NG17 3GD

BuckleyBrown
ESTATE AGENTS

**** LEGAL FEES PAID**** subject to t&c

A GREAT OPPORTUNITY!...

Welcome to this three-bedroom, three-storey home, which is situated in the popular Stanton Hill area of Sutton-in-Ashfield, conveniently close to excellent local amenities, schools, and transport links. Ideal for families or professionals seeking a spacious and versatile living space.

The ground floor features a well-appointed kitchen, designed for both functionality and style, alongside a bright living room. The living area benefits from double doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor spaces and flooding the room with natural light.

The ground floor welcomes you with a thoughtfully designed kitchen, featuring ample storage and work surfaces to cater for all your culinary needs. The generous living room is enhanced by elegant double doors that open onto the rear garden, creating a bright and airy atmosphere with a seamless flow between indoor and outdoor living—perfect for entertaining or relaxing.

On the first floor, you'll find two well-proportioned bedrooms, both filled with natural light and offering comfortable living spaces. A modern family bathroom with quality fittings serves this floor, providing convenience and style for the household. The entire top floor is dedicated to the master bedroom suite, a true retreat boasting its own private en-suite bathroom.

Externally, the property benefits from a private driveway at the front, allowing off-street parking for multiple vehicles with ease. The rear garden is designed for low-maintenance living, featuring durable artificial grass and surrounded by secure fencing, creating a private and tranquil outdoor space perfect for children, pets, or social gatherings.

Call today to view!!!





Kitchen

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and a hob with hood over. With space for appliances and a window.

Living Room

With carpeted flooring and double doors opening onto the rear garden.

WC

Complete with a low flush WC and a hand wash basin.

Landing

With access into;

Bedroom One

With carpeted flooring and a window.

Bedroom Two

With carpeted flooring and a window.

Bathroom

Complete with a three piece suite including a bath, low flush WC and a hand wash basin.

Bedroom Three

With carpeted flooring a window and its own en-suite facility.

En-suite

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

Outside

The front of the property offers a driveway for off-street parking. The rear garden is low maintenance with artificial grass and surrounding fences.



Additional Information

The property also benefits from:

- Eco water-flow aerators on sink taps and shower head, helping to reduce water usage and lower water bills.
- Installed carbon monoxide and smoke alarms for improved safety.
- Garden gate secured with key-only access for enhanced security.



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		
(81-91) B		
(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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