



Offers In The Region Of £270,000 Freehold

39 LAWNS ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9JL

BuckleyBrown
ESTATE AGENTS

FULL OF CHARACTER AND CHARM!...

Welcome to this charming three-bedroom detached bungalow in Kirkby-in-Ashfield, ideally located close to local shops, schools, parks, and excellent transport links. Perfectly suited for downsizers, families, or anyone seeking single-level living, this property combines comfort, practicality, and kerb appeal.

Upon entering, you are greeted by a spacious living room featuring a striking feature fireplace, creating a warm and inviting focal point. The kitchen/dining room has been thoughtfully designed to provide ample storage, generous workspace, and a versatile dining area—perfect for casual family meals or entertaining guests.

The bungalow comprises three well-proportioned bedrooms, all benefiting from natural light and flexible space for sleeping, working, or hobbies. A modern shower room completes the accommodation.

Externally, the property enjoys excellent kerb appeal, with a neatly laid front lawn, mature shrubs, and a driveway providing off-street parking alongside a garage. The rear garden is private and easy to maintain, featuring a laid lawn, mature shrubs, and surrounding fencing—perfect for outdoor relaxation, gardening, or entertaining.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Living Room 12'9" x 14'5"

With carpeted flooring, feature fireplace and a window to the rear elevation.

Kitchen/ Dining Room 9'10" x 10'11"

Complete with a range of matching wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, gas hob with hood over and space for appliances. With a window to the rear elevation and a door to the side elevation.

Bedroom One 15'1" x 13'5"

With carpeted flooring and a window to the front elevation.

Bedroom Two 9'10" x 10'0"

With carpeted flooring and a window to the side elevation.

Bedroom Three 9'10" x 6'7"

With carpeted flooring and a window to the side elevation.

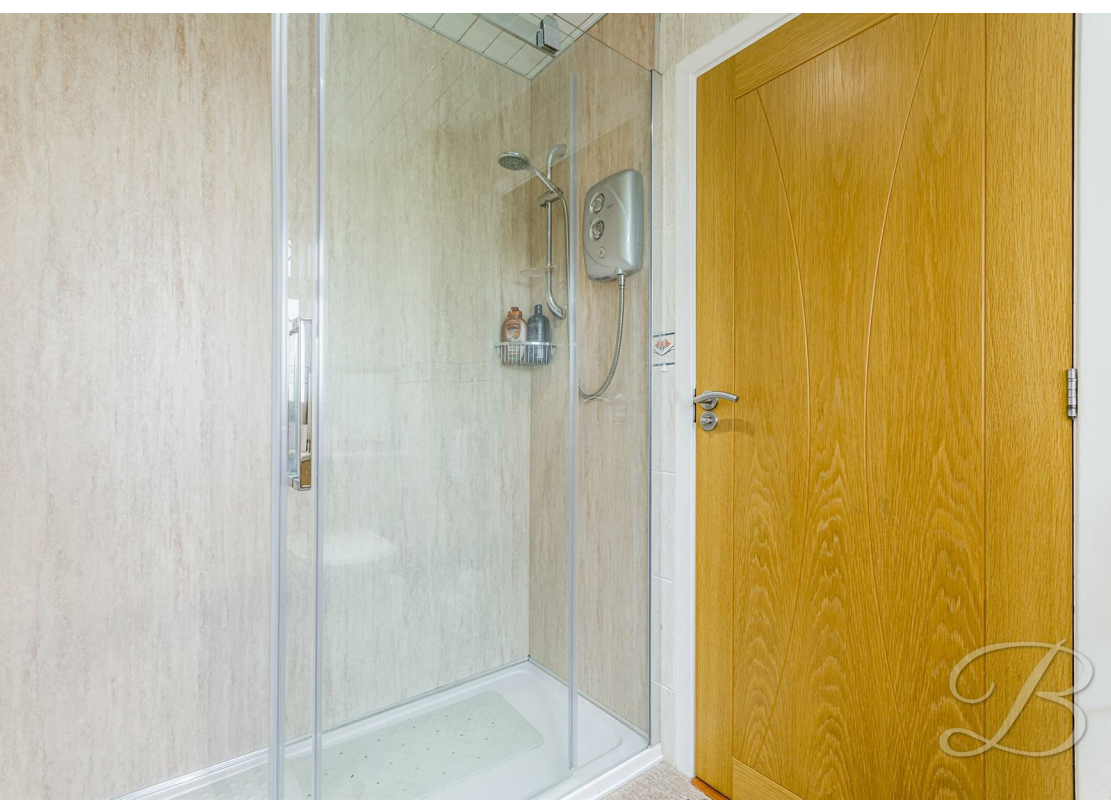
Shower room 5'8" x 7'11"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the front elevation.

Outside

The front of the property offers great kerb appeal with a laid lawn, driveway, garage and surrounding shrubs. The rear garden hosts a laid lawn with surrounding fencing and shrubs.







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 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		
(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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