

Offers Over £280,000 Freehold

7A BUTTERY LANE I I SUTTON-IN-ASHFIELD I NG17 3DZ



CHAIN FREE!!

FULL OF CHARACTER AND CHARM...This beautifully presented three-bedroom detached house is full of character and has clearly been a much-loved family home over the years. Set in a desirable area of Skegby, it offers a perfect blend of traditional charm and modern comfort, ideal for growing families or those seeking extra space.

The ground floor boasts a spacious living room with a large bay window that fills the room with natural light showcasing the panoramic countryside views. Just off the lounge is a study, perfect for working from home. To the rear, the open-plan kitchen diner providing a fantastic space for entertaining, complemented by a convenient downstairs WC.

Upstairs, you'll find three well-proportioned double bedrooms, two of which benefit from built-in wardrobes. The main bedroom also features a stylish en-suite bathroom. A modern family bathroom serves the rest of the floor, offering practicality and comfort for everyday living.

Outside, the home is equally impressive, with a generous paved driveway at the front providing ample off-street parking. To the rear, a spacious, low-maintenance private stone flagged garden with flowerbeds is ideal for relaxing or hosting, complete with two garages offering excellent storage or workshop space.

Call now to arrange your viewing!







Hall

Carpeted flooring leading into ground floor rooms.

Living Room 20'6" x 11'7"

Carpeted living room with central heating radiator and a bay window to the front elevation along with a normal window.

Kitchen/Dining Room 15'8" x 10'9"

This spacious open-plan kitchen and dining area is designed for both functionality and style. Featuring matching fitted cupboards and generous worktop space, the kitchen includes a range of integrated appliances such as an oven, gas hob, and inset sink. There is ample room for additional appliances to suit your needs. The layout offers the perfect balance of practicality and comfort, with patio doors at the rear

opening onto the garden—flooding the space with natural light. There is also plenty of room to accommodate your preferred dining furniture, making it an ideal setting for everyday living and entertaining.

WC

Low flush WC and hand wash basin.

Study

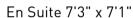
Currently utilised as a private study.

Landing

Landing leading up to first floor rooms.

Bedroom One 12'7" x 11'8"

Carpeted flooring, central heating radiator, window to the front elevation with access to its own en suite.



Three piece en suite with shower cubical, low flush WC and hand wash basin.

Bedroom Two 9'3" x 10'11"

Carpeted bedroom with central heating radiator, built in wardrobe, window to the rear elevation.

Bedroom Three 7'5" x 11'11"

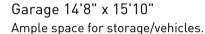
Carpeted bedroom with built in wardrobe and window to the front elevation.

Bathroom 5'11" x 7'5"

Three piece family bathroom with bath and shower over, hand wash basin and low flush WC.

Garage 14'10" x 20'0"

Ample space for storage/vehicles.



Outside

Driveway to the front with space for multiple cars, to the rear is two garages and private stone flagged patio area with flowerbeds - great for outdoor dining.



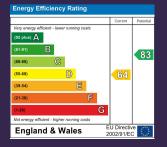








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