



EDLIN & JARVIS  
ESTATE AGENTS



13 Rookery Lane  
Sutton-In-Ashfield, NG17 1JH

Asking Price £270,000 to £280,000



# 13 Rookery Lane

Sutton-In-Ashfield, NG17 1JH

**\*\*A HOME WITH UNRIValed VIEWS \*\*** Nestled on Rookery Lane in the town of Sutton-In-Ashfield, this delightful detached bungalow offers a perfect blend of comfort and modern living. The property boasts two spacious double bedrooms, making it an ideal choice for couples or small families seeking a tranquil retreat.

Upon entering, you are welcomed into a beautifully renovated home that features two inviting reception rooms, including an L-shaped lounge that provides ample space for relaxation and entertaining. The conservatory, bathed in natural light, offers stunning views of the beautiful open countryside, creating a serene atmosphere that is perfect for unwinding after a long day.

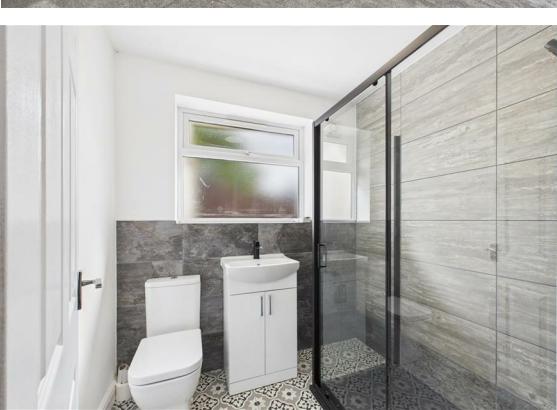
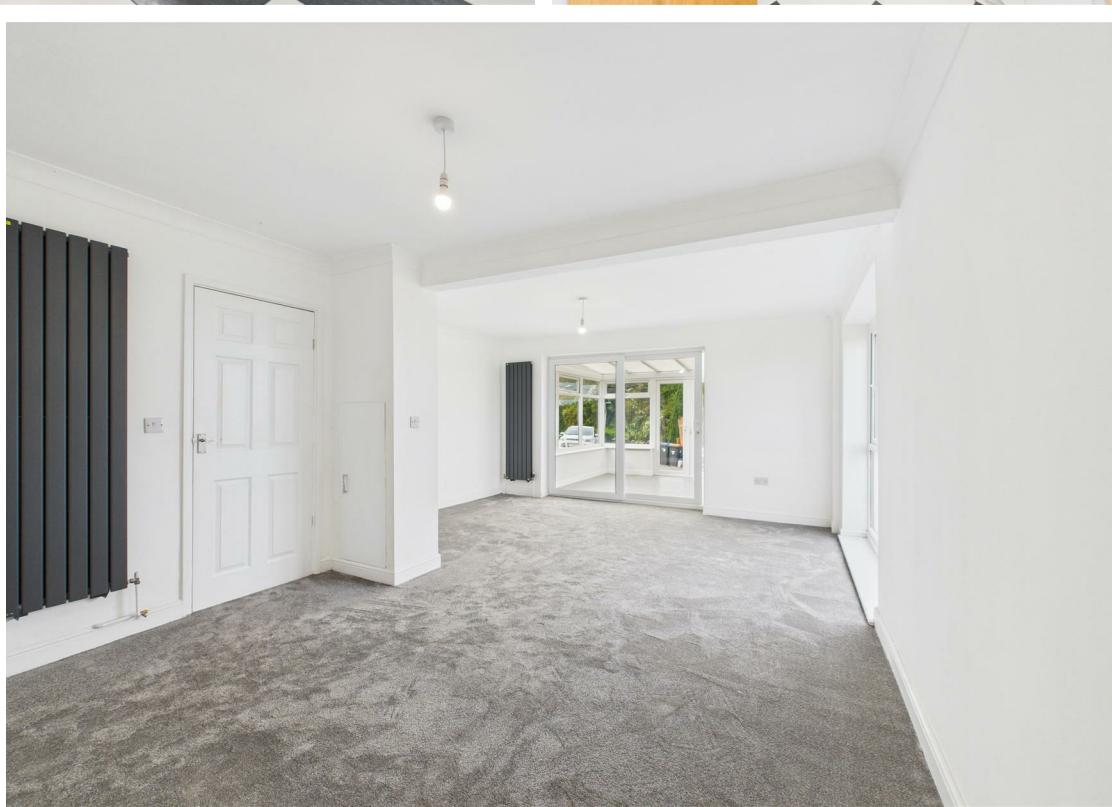
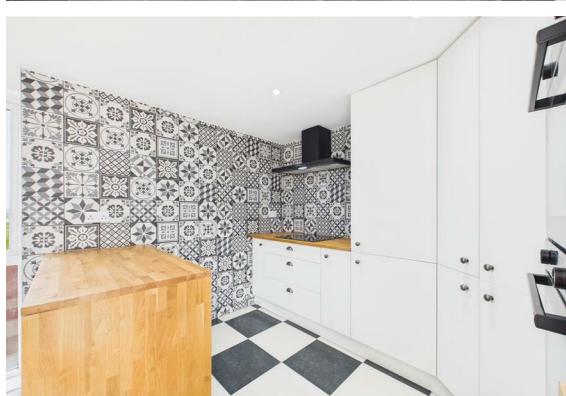
The hub of the home is the fabulous open kitchen diner a perfect place for creating lasting memories or simply enjoying home cooked meals.

The bungalow also includes a well-appointed shower room, ensuring convenience and comfort for all residents.

Outside the property just keeps giving with a paved seating area for al fresco dining or enjoying your morning coffee.

An exciting bonus is the detached brick-built outbuilding, which offers incredible potential for conversion, subject to planning permission.

This property is not just a home; it is a lifestyle choice, offering the perfect setting to enjoy the picturesque surroundings while being conveniently located near local amenities. Whether you are looking to downsize or simply seeking a peaceful place to call home, this bungalow is a must-see. Embrace the opportunity to live in a beautifully renovated space with breathtaking views.





**Hallway**  
47'10" x 9'10" (14.6 x 3.0)



**Lounge**  
20'8" x 14'9" (6.32 x 4.51)

**Sunroom**  
9'8" x 36'1" (2.95 x 11)



**Kitchen/Diner**  
18'11" x 9'11" (5.79 x 3.04)

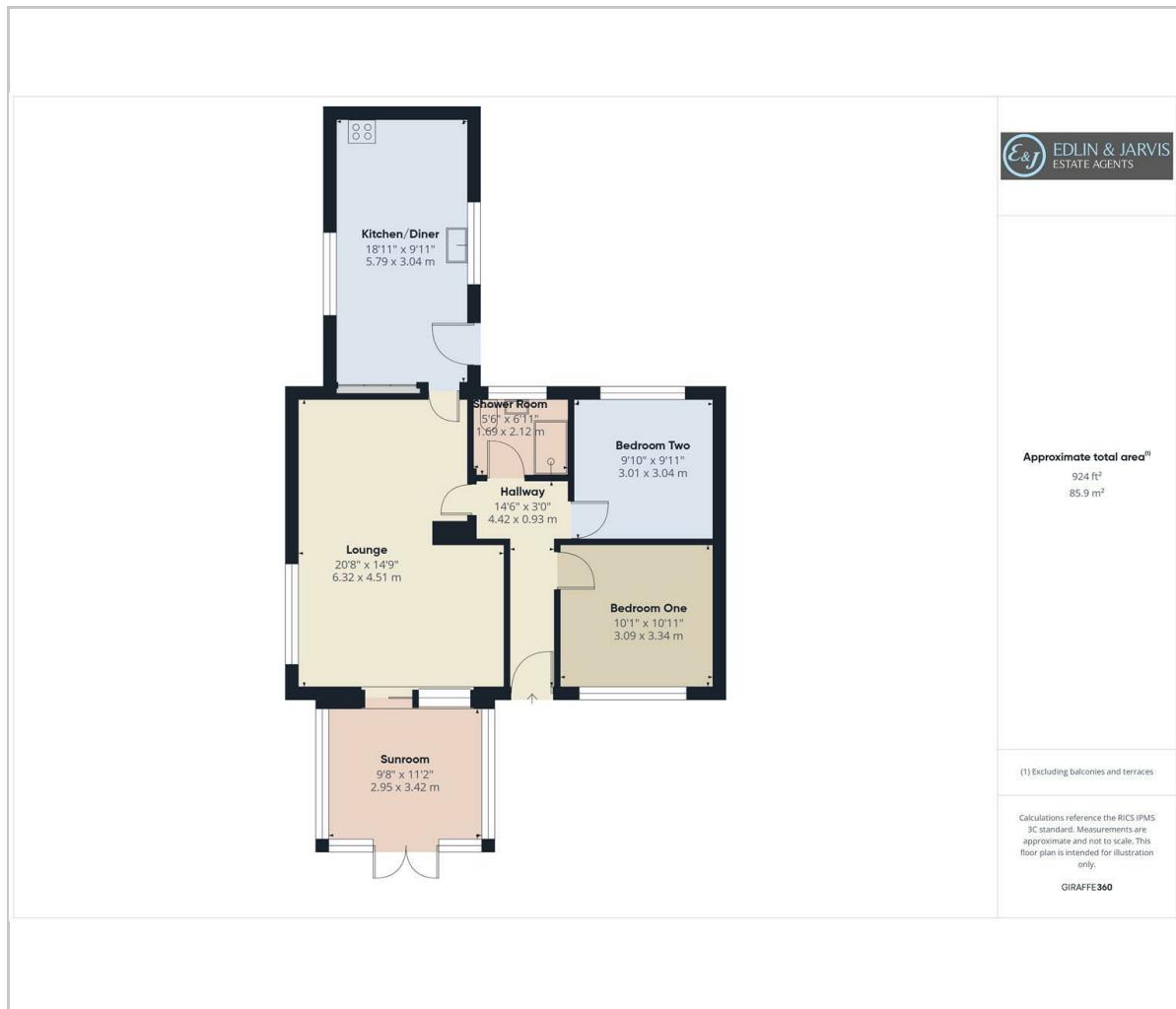
**Shower Room**  
5'6" x 6'11" (1.69 x 2.12)

**Bedroom One**  
10'1" x 10'11" (3.09 x 3.34)

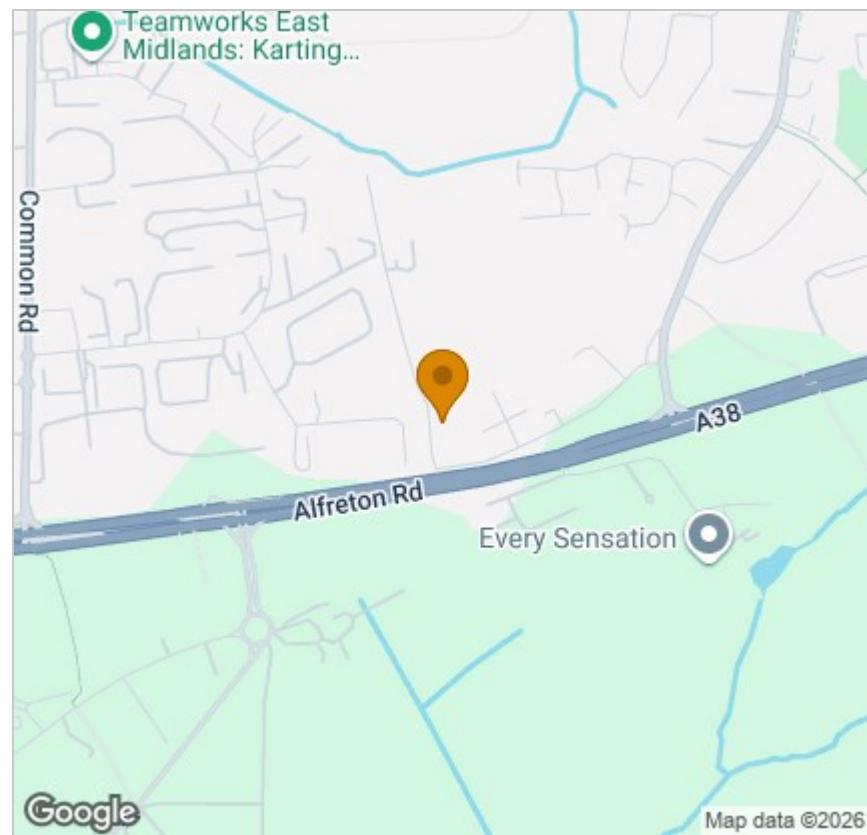
**Bedroom Two**  
9'10" x 9'11" (3.01 x 3.04)



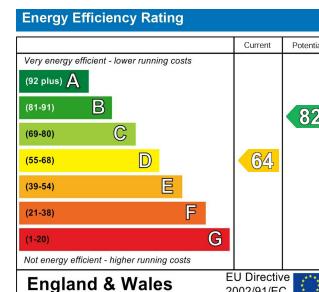
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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