



## St Andrews Heights, Sutton in Ashfield, NG17

£1,075 PCM

Discover the perfect blend of convenience and beauty at St Andrew's Heights, an exquisite new development featuring 2, 3, and 4-bedroom homes.

We proudly present The Lisburn, an exquisite three bedroom semi-detached house that harmoniously blends style and functionality. This stunning property is available for rent, offering a truly exceptional living experience.

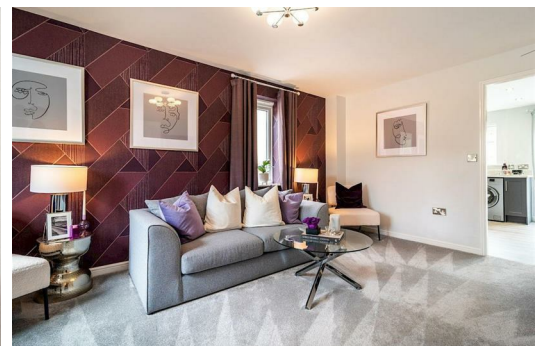
Step inside and be greeted by a bright and inviting living room, creating a welcoming atmosphere - the perfect place for a night in! The contemporary open-plan kitchen-diner awaits, providing an ideal space for cooking up a storm and sharing meals with the family. Open the French doors and be captivated by the seamless flow between the indoor and outdoor areas as you step out onto the charming garden. Convenience is key, as this home features a handy cloakroom on the ground floor, catering to your everyday needs.

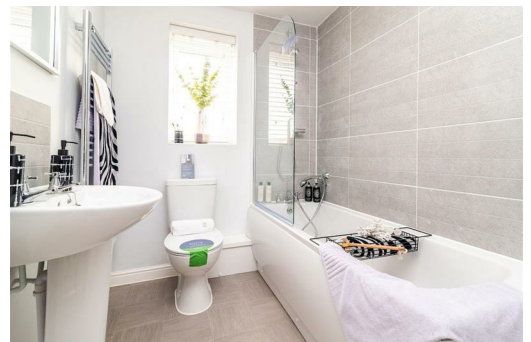
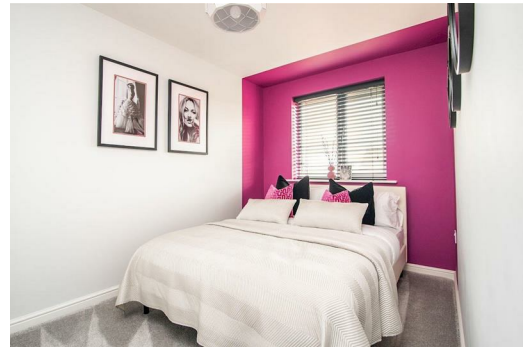
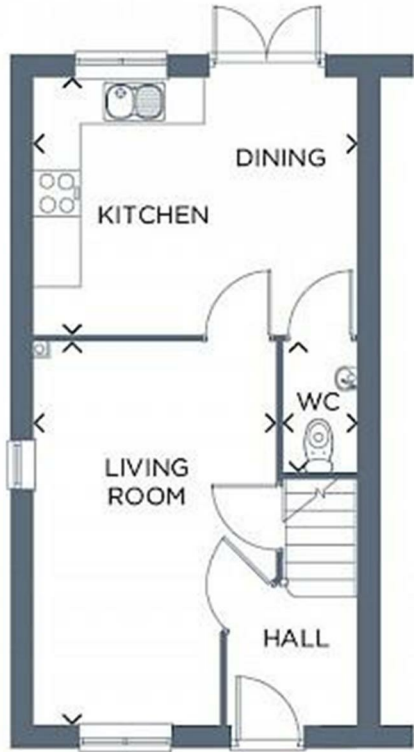
A beautiful master bedroom awaits upstairs, offering a serene sanctuary for a good night's rest. Two additional well-appointed bedrooms provide ample space for family members, guests or a home office. The family bathroom is finished with Porcelanosa tiling, adding a touch of luxury to your daily routines.

Nestled between the sought-after towns of Sutton-in-Ashfield and Mansfield, the location offers a tranquil setting surrounded by picturesque open fields.

With excellent transport links, including the nearby Sutton Parkway railway station, connecting you to Mansfield, Worksop, and Nottingham, St Andrew's Heights offers the ideal combination of accessibility and natural splendour.

Deposit: £1,240  
Tenancy Length: 12 Months  
Council Tax Band: TBA  
Available Now





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	96		
<p>Very energy efficient - lower running costs</p> <p>A1 92-100</p> <p>B 81-91</p> <p>C 69-80</p> <p>D 55-68</p> <p>E 39-54</p> <p>F 21-38</p> <p>G 1-20</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A1 10-15</p> <p>B 16-20</p> <p>C 21-25</p> <p>D 26-30</p> <p>E 31-35</p> <p>F 36-40</p> <p>G 41-45</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	