



**FIRST  
MONTH'S RENT  
FREE\***

Portland Fields, Sutton In Ashfield, NG17

£1,150 PCM

FIRST MONTHS RENT FREE!

Are you looking for your next home in Sutton in Ashfield. Now is the perfect time to make a move! For a limited time only we are excited to offer the First Month's Rent Free on selected properties. This exclusive offer is designed to help you settle into your new home with one less thing to worry about.

With an abundance of local amenities, schools for all ages and great transport links, Portland Field is the ideal spot for those searching for a tranquil retreat with all the conveniences of modern living right on the doorstep.

The Ellesmere:

3-Bedroom Semi-detached house

Stylish kitchen/dining room

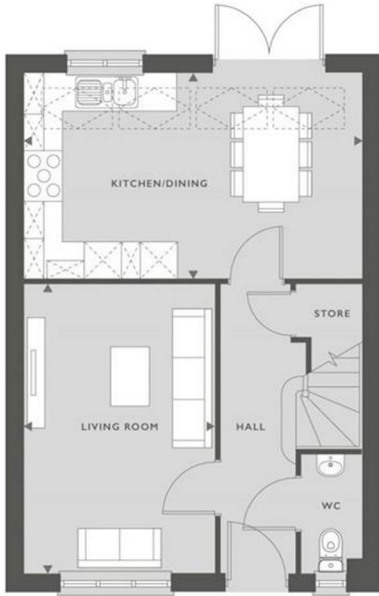
Impressive skylight windows and French doors leading to rear garden

Spacious separate living room



26 Rothwell Close, Sutton-In-Ashfield, NG17 1DL

855 SQFT  
79.4 MP



**GROUND FLOOR**

KITCHEN/DINING ROOM	5.34M X 3.29M	17'6" X 10'10"
LIVING ROOM	3.06M X 4.61M	10' X 15'2"

**FIRST FLOOR**

MASTER BEDROOM	2.71M X 3.33M	8'11" X 10'11"
BEDROOM 2	2.71M X 3.13M	8'11" X 10'4"
BEDROOM 3	2.56M X 1.97M	8'5" X 6'6"

- Skylight windows
- SVP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	96	B	B