



**ONE MONTH
FREE RENT**



**DEPOSIT FREE
OPTIONS AVAILABLE**

Portland Fields, Sutton In Ashfield, NG17

£1,185

We proudly offer a beautiful collection of 2 to 4 bedroom homes in the market town of Sutton in Ashfield. 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.

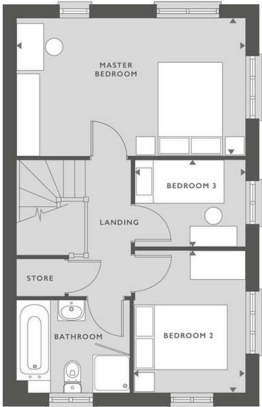
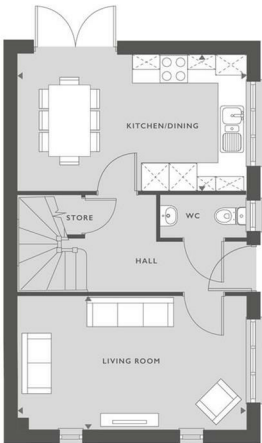
The Grantham:

- Three bedroom modern property
- Stylish open-plan living room with French doors leading to rear garden
- Fully fitted modern kitchen with integrated white goods
- Two spacious double bedrooms and a third bedroom that can also be used as an office
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles
- Convenient downstairs WC



17 Butterworth Road, Sutton-In-Ashfield, NG17 1DL

THE GRANTHAM
THREE BEDROOM HOME
850 SQFT
79.0 M²



GROUND FLOOR

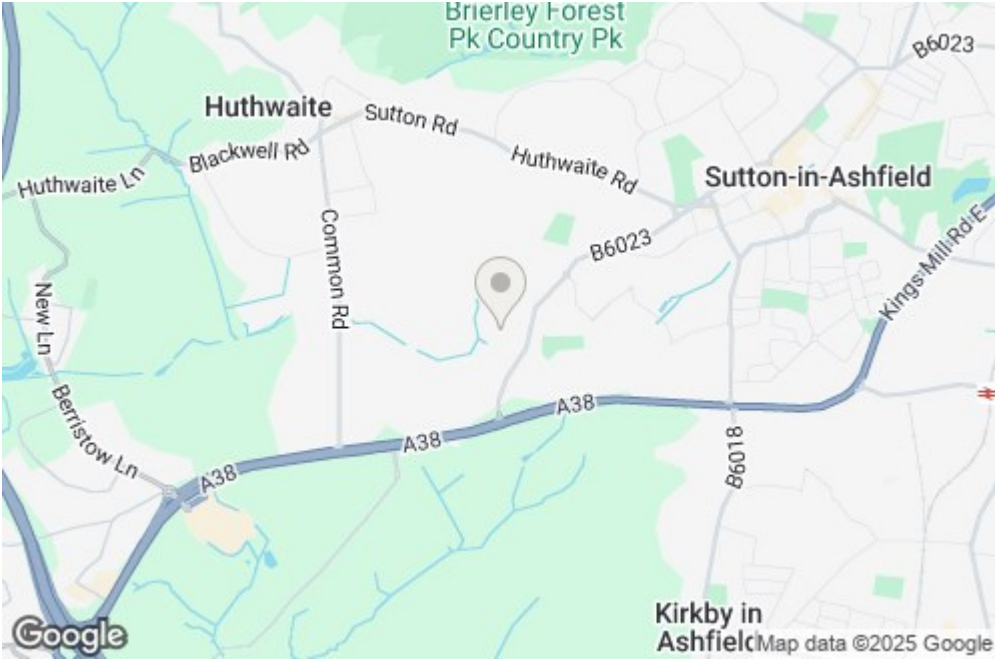
KITCHEN/DINING	4.89M X 2.95M	16' X 9'8"
LIVING ROOM	4.89M X 2.84M	16' X 9'4"

FIRST FLOOR

MASTER BEDROOM	4.89M X 2.95M	16' X 9'8"
BEDROOM 2	2.99M X 2.37M	9'9" X 7'9"
BEDROOM 3	2.37M X 1.87M	7'9" X 6'1"



SVP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Score	Very environmentally friendly - lower CO ₂ emissions	Score
A	92-100	A	35-45
B	81-91	B	46-55
C	69-80	C	56-65
D	58-68	D	66-75
E	47-57	E	76-85
F	35-46	F	86-95
G	23-34	G	96-100
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
84			