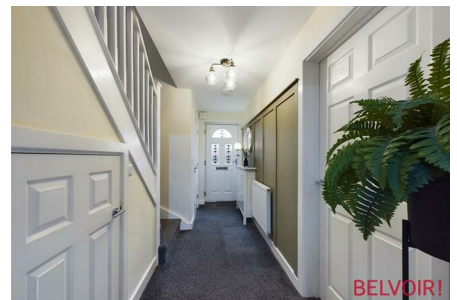
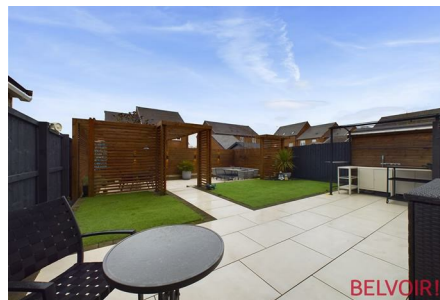


## Kingsholm Road, Kirkby-In-Ashfield, Nottinghamshire, NG17 8ST



Asking Price £230,000 Freehold



This property has the wow factor! Decorated to a high standard throughout and a garden which has been creatively designed to give you privacy, luxury and an outside kitchen area, this property is one not to be missed! The property comprises welcoming entrance hallway with wc, kitchen with breakfast bar and door to the side and a lovely lounge/diner with French doors opening to the garden. Upstairs there are three bedrooms, the main bedroom having alcove for wardrobes, the second bedroom has fitted wardrobes with mirrored sliding doors and the third bedroom currently used as an office but offers enough space to be a bedroom. Externally to the front is an artificial lawn area, the side has parking for two cars with electric car charger and the back is.... amazing. Designed to give minimal maintenance but maximum privacy with wooden pergola's and fencing giving a beautiful seating area to the bottom and also the top of the garden with porcelain tiles. To the top of the garden is the seating area and kitchen area which has outdoor sink, worktops and pizza oven and garden shed. Whilst the bottom of the garden has wall mounted heaters, internet and electric sockets to allow for those celebrations and even working from home in the sunshine. This property is one not to be missed. EPC=



## Entrance Hallway



Stepping through Upvc front door into the welcoming hallway which has stairs to the first floor, radiator and understairs storage cupboard.

## Wc



Fitted with a low flush wc, wash hand basin and radiator. With tiled splash backs, vinyl flooring and window to the front elevation.

## Kitchen 9'10" x 8'7"



Wall and floor units in grey high gloss finish with integrated fridge freezer, electric oven, gas hob with

extractor, one and a half bowl stainless steel sink and drainer and space for washing machine. The current owners have had a new boiler fitted in 2023 and have also added a breakfast seating bar for those quick meals. Having a door to the side elevation leading onto the driveway, upstands and stainless steel splash back to hob, vinyl flooring and a window to the rear elevation.

## Lounge/Diner 23'9" x 10'2"



A lovely space for families to enjoy; with window to the front and French doors opening onto the rear garden this is a lovely naturally bright room. The current owners have panelled the dining area and a tv panel feature. Also with radiator to dining area and one to the living area.

## Stairs & Landing



With window to the side elevation and two storage cupboards.

## Bedroom One 11'1" x 11'1"



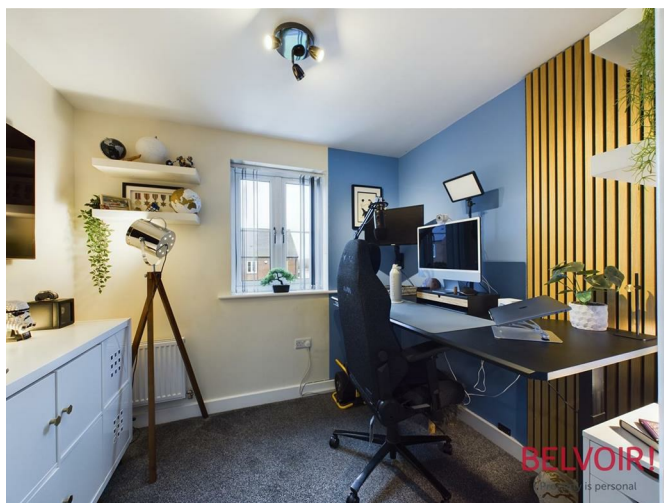
A beautiful room with alcove for wardrobes, radiator and window to the front elevation.

## Bedroom Two 11'1" x 9'3"



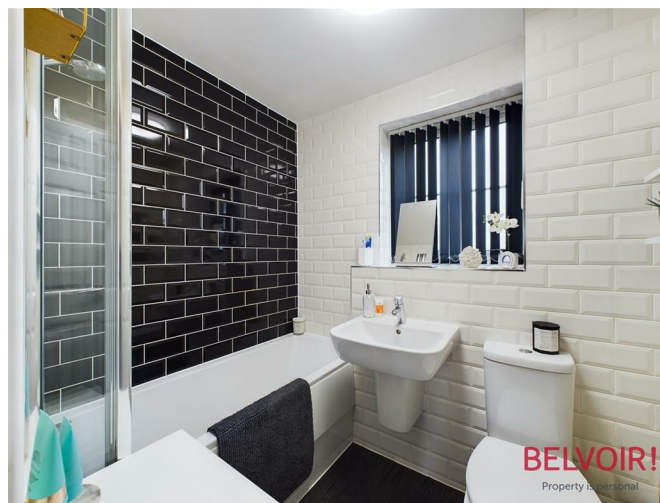
Currently used as a dressing room with fitted wardrobes with glass sliding doors, radiator and window to the rear elevation.

## Bedroom Three 8'9" x 7'4"



A good sized third room which is currently used as an office with radiator and window to the rear elevation.

## Bathroom



Fully tiled and fitted with a three piece suite comprising wash hand basin, wc and bath with mains fed shower and glass shower screen. Also with heated towel rail, vinyl flooring and a window to the front elevation.

## Garden



A Fantastic bonus to the property is the garden and how this has been designed by the current owners. Stepping out of the dining area onto porcelain tiled seating area which has access gate to the side of the property, garden shed and the current owners have kitchen area with cupboards, worktop and pizza oven. A tiled path between two artificial grassed areas leads to further seating under wooden pergola. There are raised beds to the sides, wall lighting and outdoor mounted heaters as well as outdoor power and internet giving that inside living, outside.

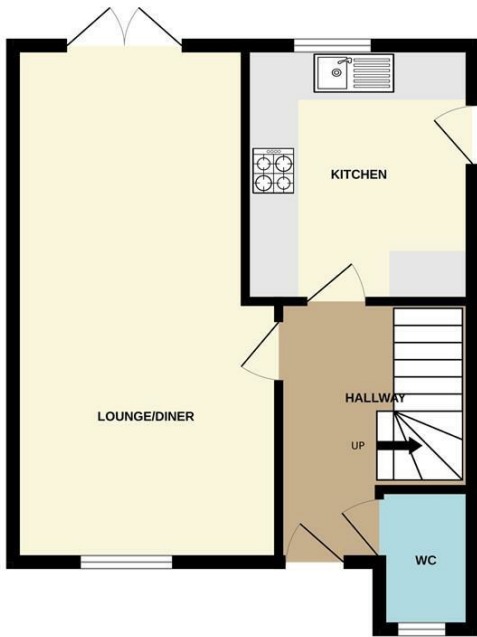
## Front



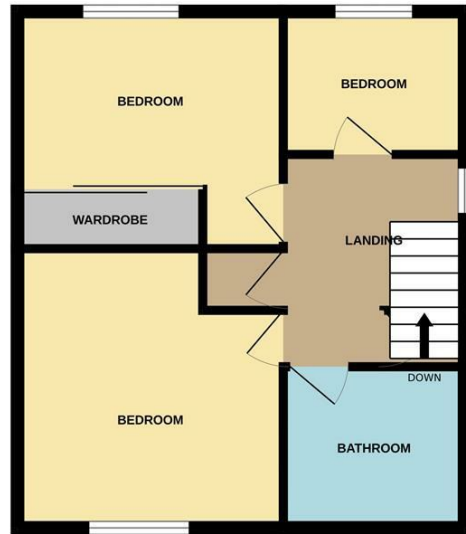
With artificial grassed areas pathway to the front and driveway to the side with electric car charging point.



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



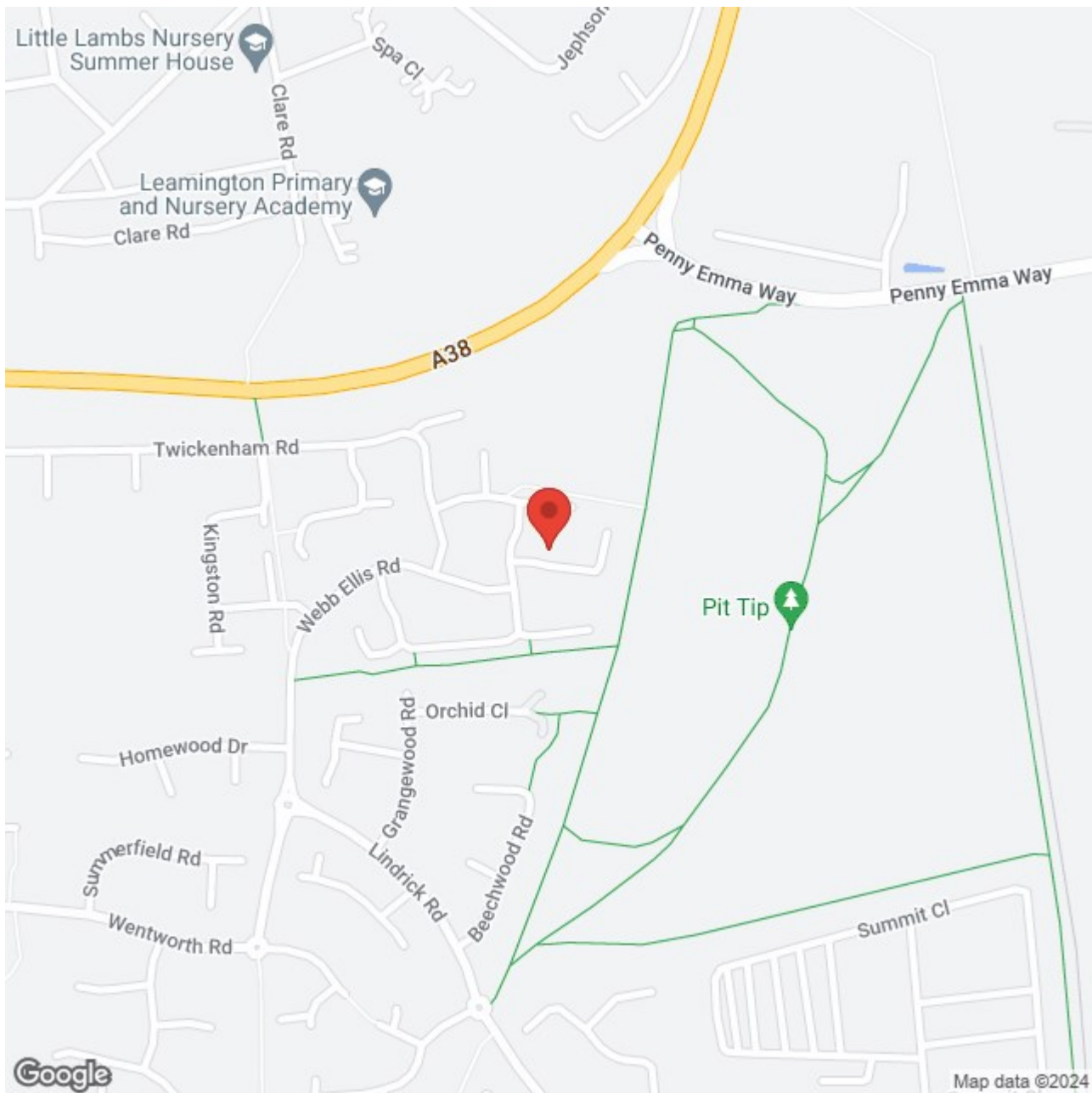
1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	