



Herrods View, Stanton Hill, Sutton-in-Ashfield, NG17 3NB



Lester & Bingley
Property Consultants

A Freehold 2 bedroom detached bungalow situated on a generous and quiet corner plot on a small cul-de-sac. Refurbished to a good standard.

Location

The property is situated in the Stanton Hill area of Sutton-in-Ashfield just 4.5 miles from junction 28 of the M1, 1.5 miles from Sutton town centre and 5 miles from Mansfield town centre.

The detached bungalow is on a quiet corner plot in the corner of the quiet cul-de-sac of Herrods View off Fackley Way, surrounded by a wealth of bungalows on a quiet estate.

The property is a short walk from the centre of Stanton Hill and the Co-op food store.

The Property

Lester & Bingley are delighted to welcome to the market this beautifully presented 2 bedroom detached bungalow on a generous corner plot.

As you enter the property from the front you are welcomed by a large open plan hallway and dining room, with the kitchen to the rear, living room to the left and bedrooms and bathroom off to the right.

The large living room provides a superb social space spanning from the front to rear of the property with electric fireplace and conservatory off to the rear via sliding patio doors.

The recently fitted kitchen to the rear of the property provides gas hob and built in oven/grill with space for large American fridge freezer and washer/dryer. The back door is situated to the rear of the kitchen leading to the rear garden.

For Sale
£245,000

Lester & Bingley

Unit 2A Sherwood Oaks Close, Sherwood Oaks Business Park, Mansfield, NG18 2TB

0115 734 2000 | enquiries@lester-bingley.co.uk | www.lester-bingley.co.uk

IMPORTANT: We would like to inform perspective purchasers that these particulars have been prepared as a general guide to the property only. A detailed survey of the property, services, appliances and fittings has not been carried out unless otherwise stated/provided. Room sizes should not be relied upon for furnishings and are approximate. Floor plans are a guidance purposes only and may not be to scale.



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The Property (continued)

An internal hallway off the dining room leads to the master bedroom with built in wardrobes. The second bedroom looks over the rear garden and is of a good size, suitable for a double bed.

The bathroom is off to the rear of the property and has been recently refurbished to provide a new bathroom suite and walk in shower.

The property has a recently fitted combi boiler with gas central heating.

A detached single garage is to the left of the property and benefits from mains electrics.

To the front of the property is a good sized private drive suitable for 3 - 4 cars. The low maintenance gardens to both front and rear are well presented with a large shed to the rear and a large raised patio area.

Tenure

Freehold with vacant possession

Legal Costs

Each party will bear their own legal costs incurred in connection with this trans-

Accommodation

Floor	Comprises
Ground	Dining room, kitchen, living room, conservatory, two bedrooms, bathroom, garage.

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