



21 Queensway
Kirkby-In-Ashfield, Nottinghamshire NG17 7GG
£250,000

- A FOUR BEDROOM DETACHED BUNGALOW, WITH VIEWING RECOMMENDED
- ENTRANCE HALL & THROUGH LOUNGE/DINING ROOM,
- FOUR BEDROOMS & FULLY TILED BATHROOM WITH FOUR PIECE SUITE
- ENCLOSED GARDEN TO THE REAR WITH LAWN, PAVED AREAS & BLUE SLATE BORDERS
- EXCELLENT TRANSPORT LINKS WITH JUNCTION 27 OF THE M1 BEING LESS THAN 5 MILES AWAY
- GAS HEATING (COMBINATION BOILER), UPVC DOUBLE GLAZING BURGLAR ALARM
- FITTED KITCHEN & STUDY
- OPEN PLAN FRONT GARDEN & DRIVEWAY LEADING TO THE GARAGE
- PLEASANT RESIDENTIAL LOCATION, JUST OFF KINGSWAY WITH ACCESS TO KIRKBY HIGH STREET

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS

From our Kirkby office on Station Street, turn right and at the traffic lights, turn right onto Kingsway. Further down here turn left onto Queensway and the property is then on the left hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door, radiator and burglar alarm key pad.

LOUNGE/DINING ROOM

15'8 x 11'6 & 9'7 x 9' (4.78m x 3.51m & 2.92m x 2.74m)

Double UPVC aspect to the front, two radiators and gas fire with raised quarry tiled hearth and brick chimney breast.



KITCHEN

9'8 x 9'4 (2.95m x 2.84m)

Fitted with base and eye level units, work surfaces and stainless steel sink unit and single drainer. Wall mounted combination boiler. UPVC side aspect. Radiator.



OFFICE/STUDY

8'0 increasing to 11'4 x 7'8 (2.44m increasing to 3.45m x 2.34m)

UPVC rear aspect, radiator and internal door to the garage.



BEDROOM ONE

12'3 x 9'5 (3.73m x 2.87m)

UPVC side aspect. Radiator.



BEDROOM TWO

9'3 x 7'8 (2.82m x 2.34m)

UPVC rear aspect. Radiator.



BEDROOM THREE

9'2 x 8'2 (2.79m x 2.49m)

Double glazed sky light. Radiator.



BEDROOM FOUR

8'3 x 7'9 (2.51m x 2.36m)

Double glazed sky light. Radiator.



BATHROOM

Comprising panelled bath, wash hand basin and WC. Separate shower cubicle. Full tiling to the walls, upright chrome radiator and UPVC obscure glaze window.



OUTSIDE

There is an open plan garden to the front and

driveway to the side, providing access to the garage. The garage measures 26'5 x 9'7 and has up and over door, light, power and UPVC rear door. Enclosed rear garden with lawn, paved edges and blue slate borders.



The property is in council tax band C (Ashfield District Council).

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5518/05.06.2023

Ground Floor

Approx. 113.1 sq. metres (1217.5 sq. feet)



Total area: approx. 113.1 sq. metres (1217.5 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

