



**8 Manor House Court**  
**Kirkby in Ashfield, Nottinghamshire NG17 8LH**  
**£195,000**

- A TWO BEDROOM DETACHED BUNGALOW IN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION.
- ENTRANCE HALL, LIVING ROOM, BREAKFAST KITCHEN AND SUN LOUNGE/CONSERVATORY.
- FULLY TILED BATHROOM WITH THREE PIECE PASTEL SUITE (BATH, WASH BASIN AND WC).
- LOW MAINTENANCE REAR GARDEN BEING MAINLY PAVED AND FLOWER BORDERS.
- GAS HEATING WITH WALL MOUNTED COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- MASTER BEDROOM WITH A RANGE OF FITTED FURNITURE AND SECOND BEDROOM.
- OPEN PLAN GARDEN TO THE FRONT, DRIVEWAY, GARAGE AND STORE/UTILITY ROOM.
- PICTURESQUE SETTING, CLOSE TO THE LOCAL CHURCH, COUNTRYSIDE AND NEARBY AMENITIES.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, proceed onto Sutton Road and after Kings Mill Hospital, turn left at the traffic onto Kings Mill Road (A38). Proceed onto Kirkby-in-Ashfield, eventually turning left at the traffic lights onto Sutton Road. Continue straight on at the mini island which is Church Street, before turning right onto Manor House Court. The bungalow is on the right hand side.

## ACCOMMODATION COMPRISES:

### ENTRANCE HALL

UPVC door. Radiator.

### LOUNGE

**17'3 x 11'0 (5.26m x 3.35m)**

UPVC front aspect, two radiators, coving and gas fire

### SUN LOUNGE/CONSERVATORY

**19'2 x 8'8 (5.84m x 2.64m)**

2 radiators, upvc French door to the rear and upvc windows. Door leading to the second bedroom.



### BREAKFAST KITCHEN

**9'10 x 9'7 (3.00m x 2.92m)**

Fitted wall and base units, work surfaces and circular sink unit and single drainer. Larder cupboard. UPVC side aspect.

### BEDROOM ONE

**13'1 x 10'9 into wardrobes (3.99m x 3.28m into wardrobes)**

Range of fitted bedroom furniture to include

wardrobes, bed recess with overhead units and dressing table. Radiator. UPVC window looking through to the conservatory.



### BEDROOM TWO

**9'8 x 8'9 (2.95m x 2.67m)**

UPVC door leading through to the conservatory. Access to the loft space. Radiator. Coving.



### BATHROOM

Three piece pastel suite comprising panelled bath, wash hand basin and WC. Full tiling to the walls, UPVC obscure glaze, radiator and heated towel rail.



### **OUTSIDE**

There is an open plan front garden to the property and the driveway to the side provides access to the garage. The garage measures 16'6 x 9'10 and has up and over door. There is also a store/utility room, which houses the wall mounted combination boiler. The rear garden is low maintenance, being paved and having flower borders.

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

### **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.

### **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.

### **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. MA5598/19.6.2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
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