



36 Kingswood Drive
Kirkby-In-Ashfield, Nottinghamshire NG17 8PY
£155,000

- VERY WELL PRESENTED, TWO-BEDROOM SEMI-DETACHED PROPERTY
- ACCOMMODATION INCLUDES GAS HEATING AND UPVC DOUBLE GLAZING
- FITTED KITCHEN INCLUDING HIGH GLOSS UNITS AND BUILT IN OVEN AND HOB
- OPEN PLAN FRONTAGE, DRIVEWAY TO THE SIDE AND ENCLOSED REAR GARDEN
- IDEAL FIRST TIME PURCHASE OR BUY-TO-LET INVESTMENT (£750-800PCM)
- ENTRANCE AREA AND LOUNGE/DINING ROOM WITH LIVING FLAME GAS FIRE
- TWO DOUBLE BEDROOMS AND BATHROOM WITH THREE-PIECE SUITE
- POPULAR RESIDENTIAL LOCATION, CLOSE TO AMENITIES AND TRANSPORT LINKS

VIEWING:

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

DIRECTIONS:

From Mansfield, proceed onto Quarry Lane and then onto Hamilton Road. Turn left onto Coxmoor Road and then right onto Newark Road. At the roundabout, take the first exit onto Kirkby Folly Road and at the next roundabout continue straight onto Lowmoor Road. At the following island take the second exit onto Southwell Lane. Turn right onto Lindrick Road and right onto Kingswood Drive.

ACCOMMODATION COMPRISES

ENTRANCE AREA

Composite front door. Radiator and laminate flooring.

LOUNGE/DINING ROOM

17'4 x 9' increasing to 11'9 (5.28m x 2.74m increasing to 3.58m)

Living flame gas fire with marble hearth and insert. Under stair cupboard, UPVC double glazed front aspect, radiator and spindle stairs to the first floor.



KITCHEN

11'10 x 6'8 (3.61m x 2.03m)

Well appointed with a range of high gloss base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, induction hob and extractor. Space for upright fridge/freezer and washing machine. Tiled flooring, radiator, wall mounted gas boiler and UPVC French doors to the rear.



FIRST FLOOR

LANDING

Access to the loft space.

BEDROOM ONE

12' x 9'8 (3.66m x 2.95m)

UPVC double glazed rear elevation. Radiator.



BEDROOM TWO

11'10 maximum x 8'8 (3.61m maximum x 2.64m)

UPVC double glazed front elevation. Radiator. Airing cupboard with lagged hot water tank.



BATHROOM

Three-piece suite comprising panelled bath, wash hand basin and WC. Electric shower, fully tiled bath surround, tiled flooring, chrome heated towel rail and UPVC obscure glaze.



OUTSIDE

There is an open plan garden to the front and driveway to the side. The property then has an enclosed garden to the rear, mainly laid to lawn.

The property is in council tax band A (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. MA5708/12.09.2024

