



**29 The Paddock**  
**Kirkby-In-Ashfield, Nottinghamshire NG17 8BT**  
**£265,000**

- A THREE BEDROOMED DETACHED BUNGALOW IN FAVOURED RESIDENTIAL LOCATION
- THE ACCOMMODATION INCLUDES GAS HEATING (SEPARATE SYSTEM) AND UPVC DOUBLE GLAZING
- LOUNGE/DINING ROOM WITH FIREPLACE AND HAVING PATIO DOORS LEADING TO THE REAR GARDEN
- MAIN BEDROOM INCLUDING A RANGE OF FITTED WARDROBES AND CENTRAL DRAWERS
- CORNER PLOT, DETACHED BRICK BUILT GARAGE AND SECOND DRIVEWAY TO THE OPPOSITE SIDE
- WELL MAINTAINED OVER THE YEARS AND NOW OFFERED WITH NO UPWARD CHAIN
- SPACIOUS ENTRANCE HALL, PROVIDING ACCESS TO ALL THE ROOMS INDIVIDUALLY
- FITTED BREAKFAST KITCHEN WHICH INCLUDES BUILT IN ELECTRIC OVEN AND GAS HOB
- TWO FURTHER BEDROOMS AND FULLY TILED BATHROOM WITH THREE-PIECE WHITE SUITE
- FULLY ENCLOSED, PRIVATE, LOW MAINTENANCE REAR GARDEN WITH GRAVELLED AND PEBBLED AREAS

### 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:

Leave Mansfield, travelling along Sutton Road. At Kings Mill Hospital, turn left onto Kings Mill Road. Proceed for approximately three miles, before turning left onto Sutton Road. At the small traffic island, turn left onto The Hill. Turn right onto Wheatley Avenue, which then becomes The Paddock.

### ACCOMMODATION COMPRISES

#### ENTRANCE HALL

A spacious reception hall with UPVC front door, radiator, built in cloaks, airing cupboard with insulated cylinder and access to the loft space.



#### LOUNGE/DINING ROOM

**21' x 11'6 (6.40m x 3.51m)**

Including marble fireplace and hearth, with living flame electric fire. UPVC patio doors providing access to the rear garden. Two radiators.



#### BREAKFAST KITCHEN

**10'7 x 9'9 (3.23m x 2.97m)**

Having a range of base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Breakfast table, wall mounted gas boiler, radiator and UPVC front aspect.

#### BEDROOM ONE

**14'5 inc wardrobes x 11'3 (4.39m inc wardrobes x 3.43m)**

Built in double wardrobes and further fitted wardrobes with central drawers. UPVC double glazed front aspect. Radiator.

#### BEDROOM TWO

**10'9 to wardrobes x 9'5 (3.28m to wardrobes x 2.87m)**

Built in double wardrobes. UPVC rear aspect. Radiator.



#### BEDROOM THREE

**13'2 x 8'8 (4.01m x 2.64m)**

Radiator. UPVC front aspect.



#### BATHROOM

Comprising panelled bath, wash hand basin and



WC. Mains shower, full tiling to the walls, radiator and two UPVC obscure glaze windows.

### **OUTSIDE**

The property stands proudly on a corner plot and has driveway and detached garage to one side and a second driveway to the opposite side. The garden is open plan. There is an enclosed garden to the rear with pebble and gravelled areas, plus planted beds and borders.



### **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. MA5794/02.06.2025

