



6 Loundhouse Road
Sutton-In-Ashfield, Nottinghamshire NG17 3BH
£325,000

VIEWING:

and further information through Just Move, Mansfield office on 01623 279076. Alternatively, email sales@justmoveestateagents.co.uk

ACCOMMODATION COMPRISES

ENTRANCE HALL



LIVING ROOM

24' x 15'1 (7.32m x 4.60m)

With laminate flooring, bespoke media wall with inset fireplace, five skylights, down lights, French doors to the rear elevation and bi-folds to the side aspect.



KITCHEN

11'6 x 19'1 (3.51m x 5.82m)

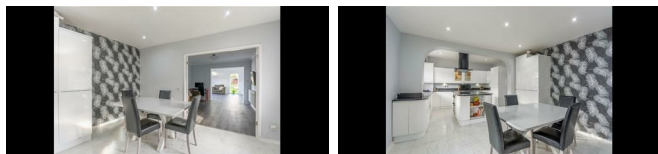
Fitted with gloss wall and base units, work surface, inset sink with a mixer tap above, extractor fan and integrated appliances including a fridge freezer and dishwasher. Along with a centre island fitted a ceramic hob with extractor fan over. With plumbing for a washing machine, tiled flooring, down lights and window to the side elevation.



DINING ROOM

11'1 x 11'5 (3.38m x 3.48m)

With laminate flooring, coving, central heating radiator and window to the side elevation. This space is very versatile and can be utilised to suit your needs.



BEDROOM ONE

13'6 x 11'8 (4.11m x 3.56m)

With carpet to flooring and window to the front elevation.



BEDROOM TWO

9'11 x 11'5 (3.02m x 3.48m)

With laminate flooring, central heating radiator and window to the front elevation.



BEDROOM THREE

11'1 x 10'8 (3.38m x 3.25m)

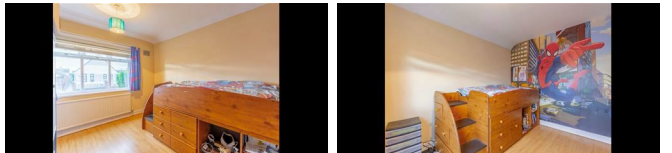
With carpet to flooring and window to the rear elevation.



BEDROOM FOUR

8'2 x 11'5 (2.49m x 3.48m)

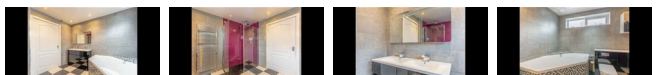
With carpet to flooring and window to the rear elevation.



BATHROOM

9'11 x 9'8 (3.02m x 2.95m)

Fitted with a jacuzzi corner bath, double wash hand basins with vanity storage, low flush WC, walk-in shower, chrome heated towel rail and an opaque window to the side elevation.



OUTSIDE

With a driveway to the front elevation for off-street parking. There is a larger than average garden to the rear featuring a maintained lawn, summer house with decking and fence surround.



FINANCIAL ADVICE

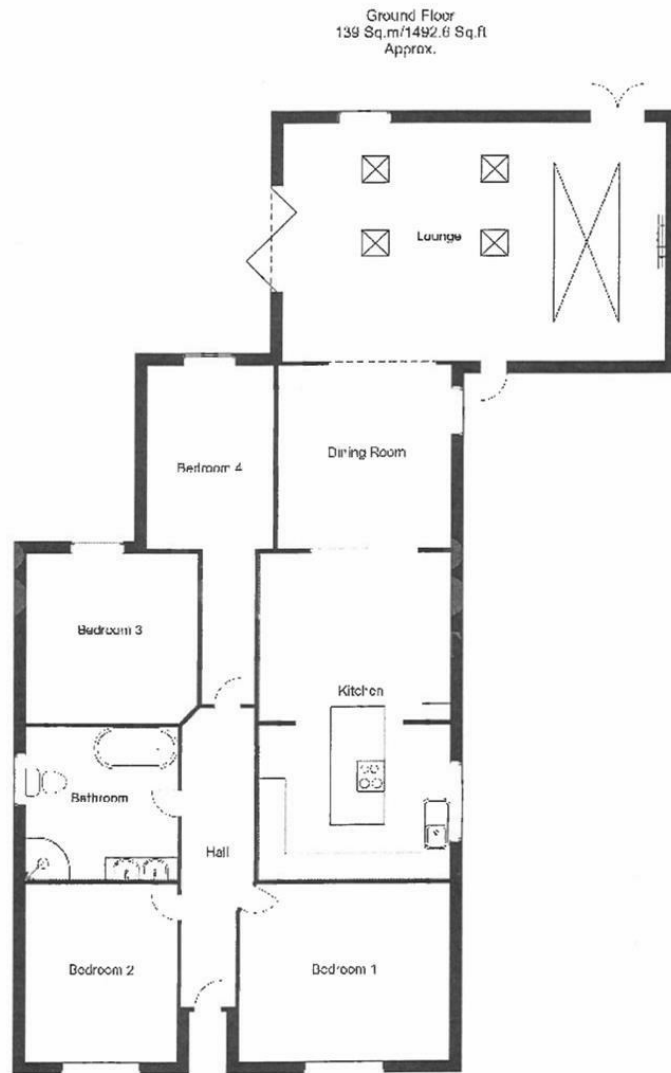
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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. JM/5.6.25



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

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	

