



DavidJames
the estate agent

The Fieldings, Sutton-In-Ashfield, NG17 2TF

£1,150 Per Calendar Month

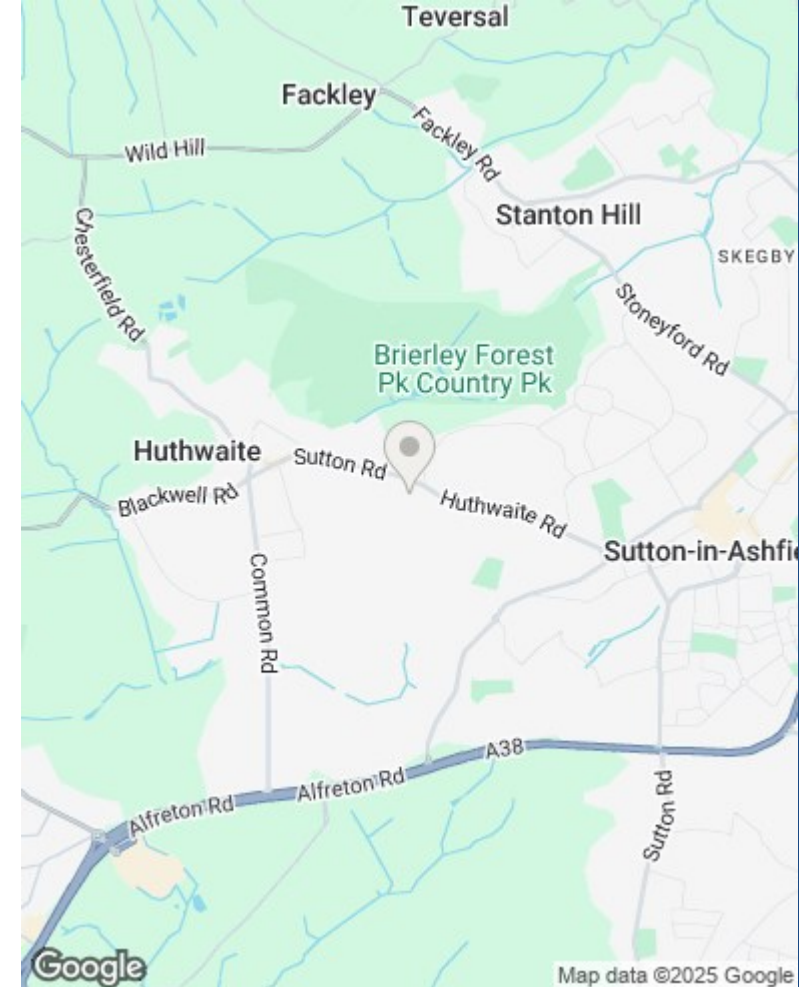
About This Property

We are delighted to offer this Modern three bedroom detached house onto the Market. Located close to the A38 and Junction 28 of the M1 Motorway for those wishing to commute. The property is ready for immediate occupation and has a Gas central heating system and upvc double glazing with accommodation to comprise in brief :- entrance hallway, through lounge/diner - lounge area (4.32m x 2.97m), dining area (3.10m x 2.64m), rear conservatory (2.80m x 2.87m), fitted kitchen with built-in oven and hob (3.53m x 2.30m), downstairs cloaks/WC plus internal door to garage. To the first floor are 3 good sized bedrooms all with fitted wardrobes. Master bedroom (3.73m x 2.82m) with en-suite shower room/WC (1.60m x 1.20m), bedroom two (3.73m x 2.82m), bedroom three (2.84m x 2.20m). There is also an additional family bathroom/WC. (2.80m x 1.84m). Outside there is a driveway providing car standing and leading to attached single garage (5.10m x 2.72m). Side gated access leads to rear garden mainly lawned with fenced boundaries. EPC Rating C, Council Tax Band C with Ashfield Council, All mains services are connected, freehold. BOND £1326
VIEWING ACCOMPANIED WITH AGENTS

- Three bedroom Modern Detached Family Home
- Located close to A38 & Junct.28 of M1 Motorway
- Lounge/dining room and rear Conservatory
- Fitted kitchen with built-in oven & hob
- Downstairs Cloaks WC and Internal door to Garage
- All bedrooms having built-in wardrobes
- Master bedroom also has en-suite shower room/wc
- Driveway & integral single garage
- EPC Rating C, Council Tax Band C, Freehold
- All mains services are connected - BOND £1326







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**Council Tax Band: C
Ashfield**

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David James Estate Agents
43 Forest Street, Sutton in Ashfield, Nottinghamshire,
NG17 1DA
t: 01623 554084 e: sales@wabharnes.co.uk

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PROTECTED

**The Property
Ombudsman**