



Main Road  
Kirkby-In-Ashfield Nottingham



# Main Road Kirkby-In-Ashfield Nottingham NG17 9EU

for sale offers over  
**£160,000**



## Property Description

This well maintained and presented modern townhouse is situated in a popular residential location. Ideally located for access to local amenities and for those that commute A38 and M1 motorway. The well maintained and presented accommodation has open plan living space extending through to the kitchen area which has wall and base units and integrated oven and hob. To the first floor are two bedrooms and family bathroom with three piece suite. Externally to the front of the property is vehicle standing space, the rear garden being a particular feature has a paved patio area and is laid to lawn. Internal inspection is recommended to appreciate the accommodation on offer.

## Ground Floor

### Open Plan Living/Dining/Kitchen

The light and spacious room has stairs off to first floor accommodation, radiator and part laminate flooring. An under stairs cupboard provides storage space and recess lighting. Open plan to the kitchen area which has a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring gas hob and electric oven with extractor hood over. Standing space for the fridge freezer, plumbing for the automatic washing machine and complementary tiled splashbacks and floor. Cupboard housing the gas heating boiler and double glazed window and door to the rear elevation.

## Cloakroom

Two piece suite comprising of low flush W/C and wash hand basin. Complementary half tiled splashbacks, radiator and xpelier.

## First Floor

## Landing

Access to the available roof space and doors leading to;

## Bedroom One

Double glazed window to the front and radiator.

## Bedroom Two

Double glazed window to the rear and radiator.

## Bathroom

Three piece suite comprising of panel bath with shower over, interplan W/C and wash hand basin. Complementary tiled splashbacks to the walls and floor, shaver point, xpelier and recess lighting.

## Outside

The front of the property being open plan has a driveway providing vehicle standing space for two cars. The rear garden being a particular feature is enclosed by fencing, has a paved patio area and is mainly laid to lawn.

## Agents Note

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Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

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22A High Street  
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EPC Rating: B Council Tax  
 Band: A

Tenure: Freehold

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