



lighthouse
estate agents



51 Sorrel Drive, Kirkby-in-Ashfield, NG17 8RW

Offers In The Region Of £419,995

Lighthouse Estate Agents are pleased to offer this stylish five bedroom, three bathroom detached property with luxurious interiors which are spaciouly arranged over three floors with many upgrades.

The property comprises of a welcoming front porch, entrance hall, reception lounge/cinema room, open plan kitchen/diner/lounge and downstairs WC. To the first floor there are four bedrooms, ensuite shower room and family bathroom. To the second floor there is a master bedroom suite with ensuite bathroom. The rear of the property has been landscaped with an enclosed rear garden and bi fold doors from the kitchen diner and bar area offer the ideal place for entertaining. To the front property off road parking is available for a number of vehicles.

Sorrel Drive offers easy access to many major road links including M1 junc 27 and is moments from many local shops and other amenities. Viewing is a must.

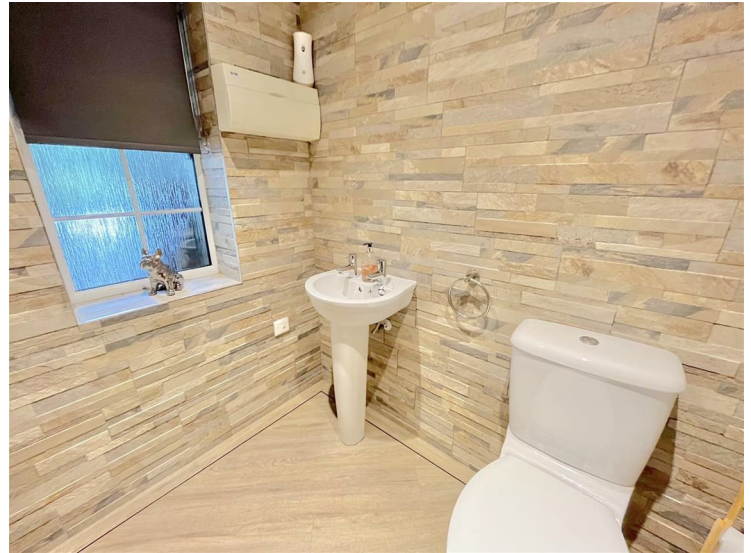
Front Porch



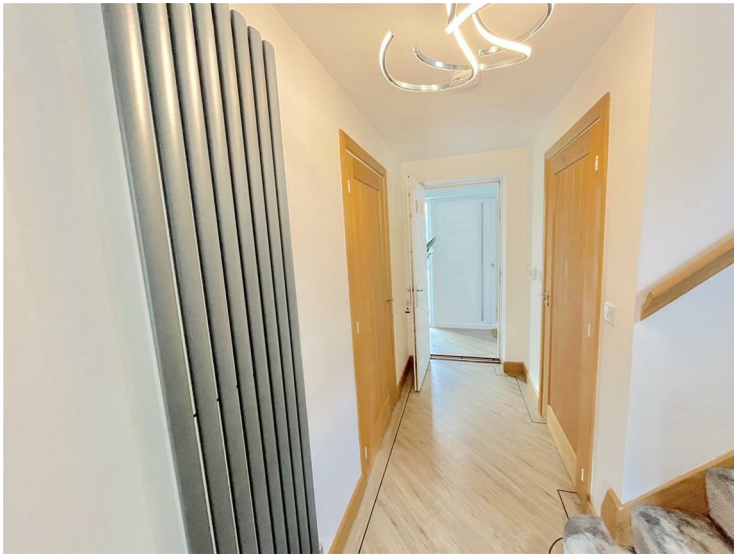
Reception Lounge/Cinema Room 11'6" x 14'9" (3.51 x 4.5)



Downstairs W.C. 4'7" x 6'0" (1.4 x 1.85)



Entrance Hall



First Floor Landing



Kitchen Diner & Lounge 22'0" x 137'7" (6.73 x 41.96)



Second Floor Landing



Bedroom Two 12'7" x 11'6" (3.86 x 3.53)



Master En-Suite 5'10" x 8'0" (1.8 x 2.44)



Bedroom Two En-Suite 5'10" x 5'8" (1.78 x 1.73)



Games Room & Bar 8'5" x 23'9" (2.57 x 7.26)



Storage Room 9'1" x 7'6" (2.77 x 2.31)

Enclosed Rear Garden



Bedroom Three 12'7" x 9'10" (3.86 x 3.02)

Bedroom Four 8'9" x 6'3" (2.69 x 1.91)

Family Bathroom



Bedroom Five 9'1" x 6'7" (2.77 x 2.01)

Master Bedroom 12'2" x 21'5" (3.71 x 6.55)



Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a

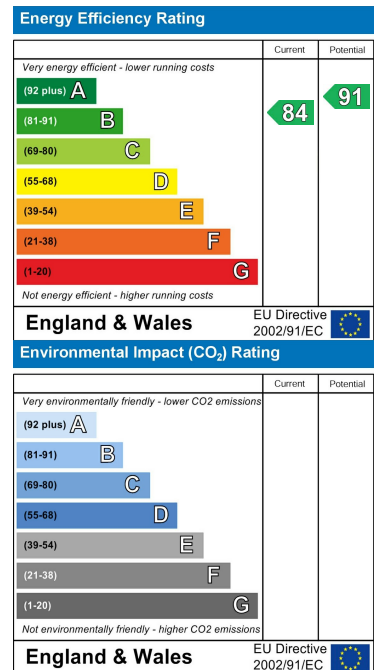
property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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