



**lighthouse**  
estate agents



146 Kirkby Road, Sutton-In-Ashfield, NG17 1GP

**Offers In The Region Of £385,000**

Lighthouse Estate Agents are pleased to offer this fabulous three bedroom, one bathroom detached bungalow. Wonderfully presented to a high standard throughout with off road parking and garage. The property comprises of a large entrance hall, reception lounge, fitted dining kitchen, three generous sized bedrooms, a family bathroom, garage with workshop space, driveway with ample parking for a number of vehicles and extensive enclosed gardens.

Kirkby Road is moments from many local amenities and major road routes. No Upward Chain.

**Entrance Hall 21'3" x 4'4" (6.49 x 1.33)**



**Bedroom Two 11'11" x 12'0" (3.64 x 3.67)**



**Reception Lounge 14'0" x 14'5" (4.27 x 4.40)**



**Bedroom Three**

**Family Bathroom 8'5" x 8'3" (2.58 x 2.54)**



**Driveway & Garage**

**Enclosed Gardens**



**Kitchen Diner 15'10" x 14'6" (4.83 x 4.43)**



**Bedroom One 11'9" x 12'0" (3.60 x 3.66)**



**Agents Disclaimer**

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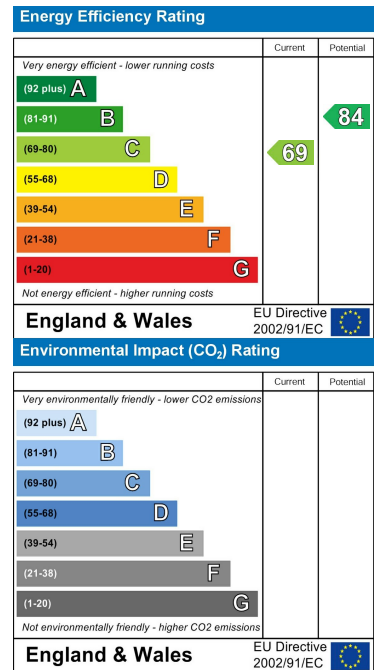
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# Floor Plan

## 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.

### Lighthouse Estate Agents Ltd.

Registered Office: 55 Station Street, Kirkby In Ashfield, Nottinghamshire NG17 7AN

Telephone: 01623 753123 email: [admin@lighthouse-estateagents.co.uk](mailto:admin@lighthouse-estateagents.co.uk)

[www.lighthouse-estateagents.co.uk](http://www.lighthouse-estateagents.co.uk)

Company No: 05878430

