



# **lighthouse**

**estate agents**



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

**Offers In The Region Of £365,000**

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**

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

