



# **lighthouse**

estate agents



20 Little Oak Avenue, Kirkby-In-Ashfield, NG17 9BG

**Offers In The Region Of £199,999**

Lighthouse Estate Agents are pleased to offer this spacious three bedroomed, one bathroom semi-detached property featuring well thought out interiors, impressively proportioned bedrooms and an generous sized enclosed rear garden.

The property comprises of a welcoming entrance hall, a fitted kitchen with dining area, a reception lounge offering rear garden views, downstairs W.C., three generous sized bedrooms, a bathroom. The property further benefits from double glazing throughout, gas central heating and off road parking.

Little Oak Avenue offers easy access to many major road links including the M1 (junc 27) and is moments from many local shops and amenities.

**Entrance Hall 7'7" x 3'10" (2.32 x 1.19)**



**First Floor Landing 9'6" x 7'0" (2.92 x 2.15)**



**Reception Lounge 15'1" x 18'10" (4.60 x 5.75)**



**Bedroom One 12'0" x 11'10" (3.67 x 3.62)**



**Kitchen Diner 12'2" x 11'6" (3.72 x 3.53)**



**Bedroom Two 12'5" x 11'3" (3.79 x 3.43)**



**Rear Entrance 6'0" x 3'6" (1.83 x 1.09)**



**Bedroom Three 11'11" x 8'3" (3.64 x 2.53)**

**Downstairs W.C. 5'5" x 2'7" (1.67 x 0.81)**

### Bathroom 5'5" x 7'0" (1.67 x 2.15)



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.

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### Enclosed Rear Garden



### Front Garden & Driveway



### Agents Disclaimer

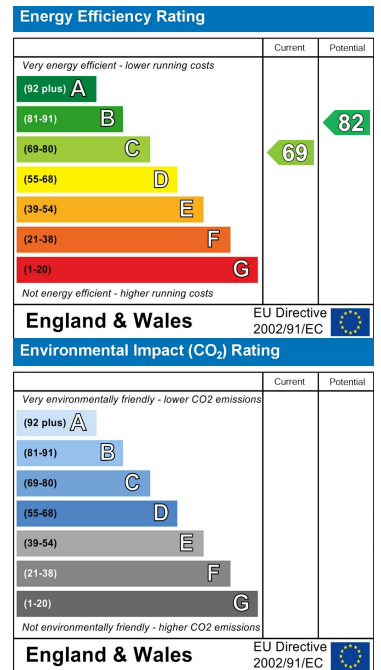
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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