



# **lighthouse**

estate agents



**21 Amarella Lane, Kirkby-In-Ashfield, NG17 8SB**

**Offers In The Region Of £325,000**

Lighthouse Estate Agents are delighted to offer this beautifully presented and luxurious fully refurbished five bedroomed, three bathroom detached property situated in a sought-after location, boasting bespoke and stylish interiors throughout, expansive entertaining areas and plenty of outdoor space.

This impressive property offers a spacious entrance hall, a fully fitted breakfast kitchen with dining space, a reception lounge, a separate dining room, downstairs cloakroom and W.C. To the first floor is are four generous sized bedrooms and a luxury family bathroom. To the second for is a master bedroom with en-suite, Further features include gas central heating, double glazed windows, driveway offering ample off road parking, garage and an enclosed rear garden.



**Entrance Hall**



**Dining Room 11'6" x 9'0" (3.52 x 2.75)**



**Downstairs Cloakroom/W.C.**



**First Floor Landing**

**Master Bedroom 20'0" x 12'2" (6.11 x 3.72)**



**Master En-Suite**



**Reception Lounge 14'9" x 12'8" (4.51 x 3.87)**



**Kitchen Diner 13'8" x 12'7" (4.17 x 3.84)**





**Bedroom Two 12'7" x 11'6" (3.85 x 3.52)**



**Bedroom Five 9'0" x 6'4" (2.75 x 1.95)**



**Bedroom Two En-Suite**



**Family Bathroom**

**Second Floor Landing**



**Bedroom Three 12'7" x 8'10" (3.85 x 2.71)**



**Enclosed Rear Garden**



**Bedroom Four 9'0" x 6'3" (2.75 x 1.91)**

**Driveway & Garage**

**Agents Disclaimer**

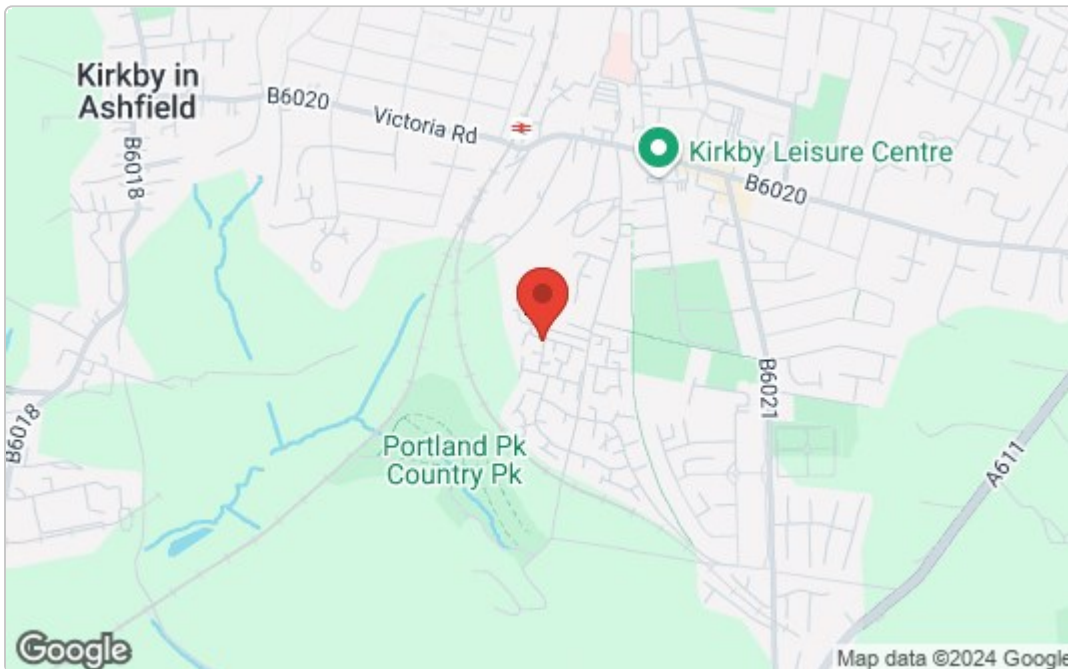
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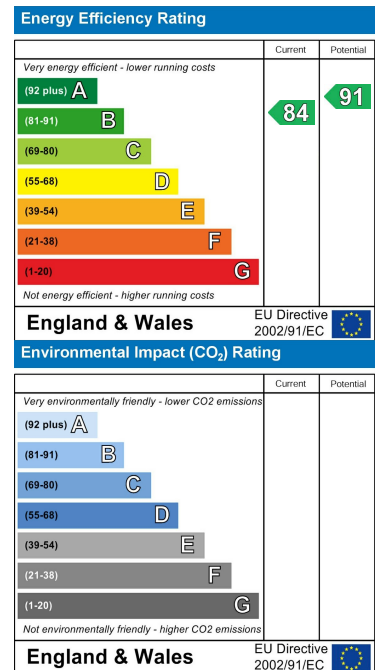
# Floor Plan



# Area Map



# Energy Efficiency Graph



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