



lighthouse

estate agents



3 Farndale Close, Sutton-In-Ashfield, NG17 4DN

Offers In The Region Of £280,000

Lighthouse Estate Agents are pleased to offer this fabulous two bedroom, two 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, utility room, study area, two double bedrooms, two bathrooms, to the rear of the property is a generous sized conservatory offering rear gardens views. The front of the property offers ample off road parking and is ideal for caravan parking, addition vehicle storage is available in the garage. Further features include gas central heating, double glazed windows, solar panels and an enclosed rear South facing garden with patio area.

Farndale Close is an exclusive residential cul de sac moments from many local amenities and major road routes. No Upward Chain.

Entrance Hall 8'9" x 5'11" (2.68 x 1.81)



Bedroom One 10'2" x 11'2" (3.10 x 3.42)



Bedroom Two 11'0" x 10'3" (3.37 x 3.13)



Reception Lounge 20'6" x 10'7" (6.25 x 3.24)



Bathroom One 10'2" x 5'10" (3.12 x 1.79)



Dining Kitchen 10'4" x 12'5" (3.16 x 3.80)



Bathroom Two 7'3" x 4'5" (2.21 x 1.37)



Utility Room 5'7" x 4'9" (1.72 x 1.45)



Study Area 10'5" x 9'6" (3.19 x 2.90)

Conservatory 19'10" x 10'5" (6.07 x 3.18)



Enclosed Rear Garden



Garage & Driveway



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.

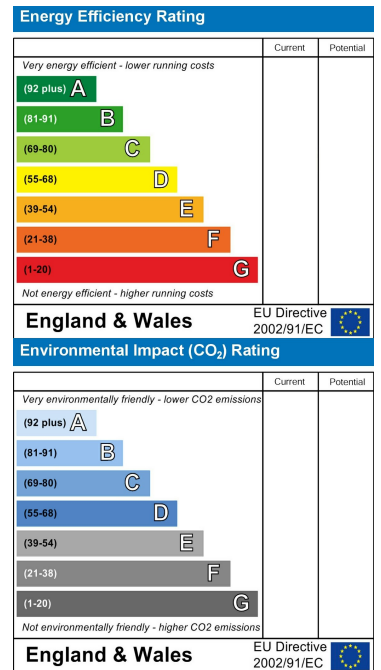
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification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

Lighthouse Estate Agents Ltd.

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

Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk

www.lighthouse-estateagents.co.uk

Company No: 05878430

