



lighthouse

estate agents



39 Dabek Rise, NG17 9EB

Offers In The Region Of £285,000

Lighthouse Estate Agents are pleased to offer this chain free 2 bedroom Bungalow in the charming area of Dabek Rise, Kirkby-In-Ashfield, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms easily changed back to a 3 bedroom with just a stud wall, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious hall way which leads to all rooms, with ample storage space through out the bungalow.

The fully integrated kitchen is a standout feature, designed to meet all your culinary needs with ease and efficiency with beautiful Granite work tops which finish this kitchen off to a high standard.

The bungalow boasts a modern bathroom, ensuring that your daily routines are both comfortable and stylish. A new boiler with a ten-year warranty adds peace of mind, providing reliable heating and hot water for years to come.

Outside, the property is equally impressive. The wrap-around garden offers ample space for outdoor activities the back being south facing having sun most of the day is a bonus for anyone wanting to do some gardening or simply enjoying the fresh air.

The detached garage provides secure off-road parking for two vehicles, making it a practical choice for those with cars.

This property is not just a house; it is a home that promises a tranquil lifestyle in a friendly neighbourhood. With its spacious layout and thoughtful features, it is a rare find in the market. Do not miss the opportunity to make this charming bungalow your own.

Entrance Hall 11'0" x 3'11" (3.36 x 1.20)



Bedroom Two 12'2" x 10'1" (3.73 x 3.09)



Bathroom 12'2" x 10'1" (3.73 x 3.09)



Reception Lounge 21'6" x 15'1" (6.56 x 4.62)



Kitchen Diner 20'3" x 8'5" (6.18 x 2.58)



Enclosed Rear Garden

Garage & Driveway

Conservatory 10'11" x 7'6" (3.33 x 2.29)



Bedroom One 21'5" x 13'1" (6.54 x 3.99)



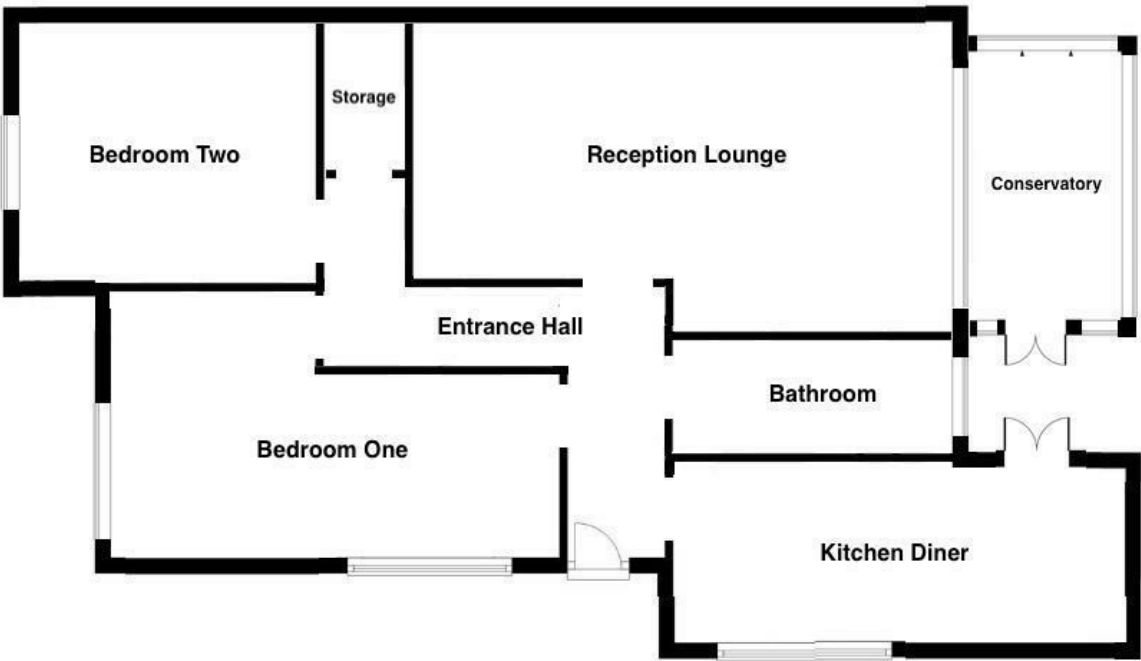
Agents Disclaimer

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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



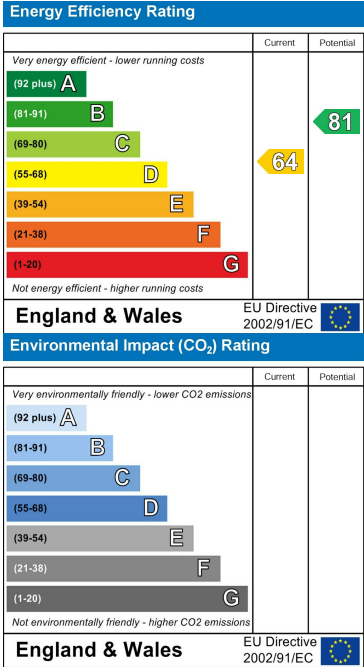
Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph



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