



# **lighthouse**

estate agents



**9 Forest Close, Annesley Woodhouse, NG17 9HF**

**Offers In The Region Of £425,000**

Lighthouse Estate Agents are pleased to offer this beautifully refurbished three bedroomed detached property boasting wonderful family space throughout perfect for entertaining guests or simply relaxing with your family.

Step inside to discover a beautifully refurbished interior, including a welcoming entrance hall, a stylish fitted kitchen that is sure to impress even the most discerning chef, utility room, downstairs W.C., dining area, reception lounge, study, three generous sized bedrooms and a family bathroom.

To the rear of the property is an enclosed private south facing garden offering a tranquil retreat and to the front is a landscaped garden with lawn and driveway for ample off road parking,

Don't miss the opportunity to make this stylish property your new home. With its prime location and modern amenities, this house is sure to capture your heart. Contact us today to arrange a viewing and experience the beauty of Forest Close for yourself.

**Entrance Hall 14'5" x 9'9" (4.40 x 2.98)**



**Reception Lounge 27'3" x 13'3" (8.33 x 4.06)**



**Kitchen 13'5" x 12'7" (4.10 x 3.84)**



**Utility Room 11'3" x 8'1" (3.44 x 2.48)**



**Downstairs W.C. 6'9" x 3'1" (2.07 x 0.95)**



**Study/Bedroom Four 12'0" x 7'9" (3.68 x 2.37)**



**First Floor Landing 10'9" x 10'2" (3.28 x 3.11)**



**Bedroom One 14'11" x 12'8" (4.57 x 3.87)**



**Dressing Room 7'3" x 6'8" (2.22 x 2.05)**

**Bedroom Two 12'9" x 12'3" (3.89 x 3.75)**



### Bedroom Three 9'9" x 9'10" (2.98 x 3.00)



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.

### Family Bathroom 10'7" x 6'8" (3.25 x 2.05)



### Enclosed Rear Garden



### Front Garden & 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.

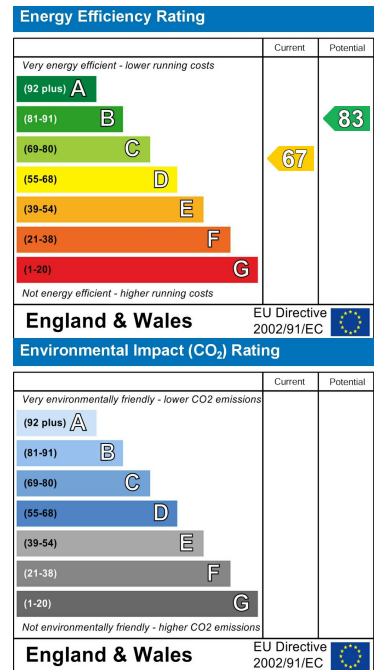
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a

# 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.

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