



lighthouse

estate agents



16 Homewood Drive, Kirkby-In-Ashfield, NG17 8QB

Offers In The Region Of £297,500

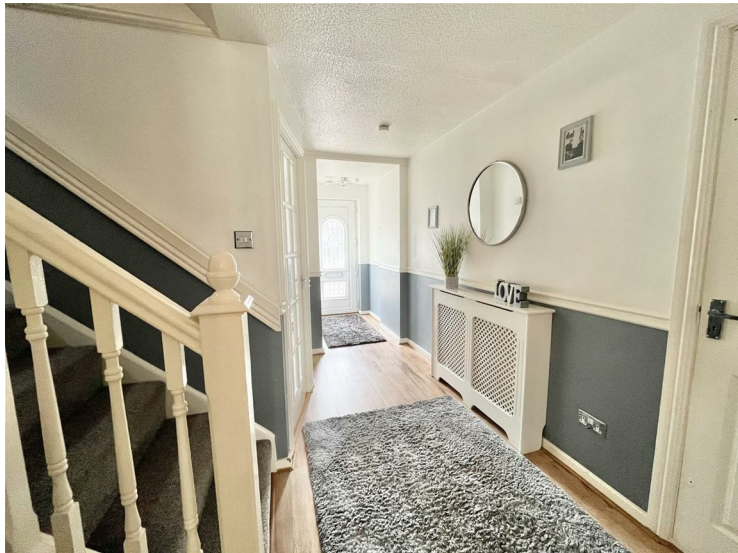
Lighthouse Estate Agents are pleased to offer this stunning detached house located on Homewood Drive in the charming and sought after area. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family.

With four spacious bedrooms and two bathrooms, there is ample space for everyone in the household. As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort. The addition of a conservatory allows natural light to flood the living spaces, creating a bright and airy atmosphere throughout.

One of the highlights of this property is the well-maintained garden, providing a tranquil outdoor space for you to enjoy some fresh air or host summer gatherings. Parking will never be an issue with space for vehicles, along with a convenient driveway garage.

Whether you are looking for a family home with room to grow or a place to entertain friends, this property offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your home in the heart of Nottinghamshire.

Entrance Hall 17'7" x 7'1" (5.38 x 2.16)



Dining Room 8'5" x 11'3" (2.58 x 3.43)



Reception Lounge 13'4" x 11'8" (4.07 x 3.58)



Conservatory 11'3" x 11'7" (3.44 x 3.55)



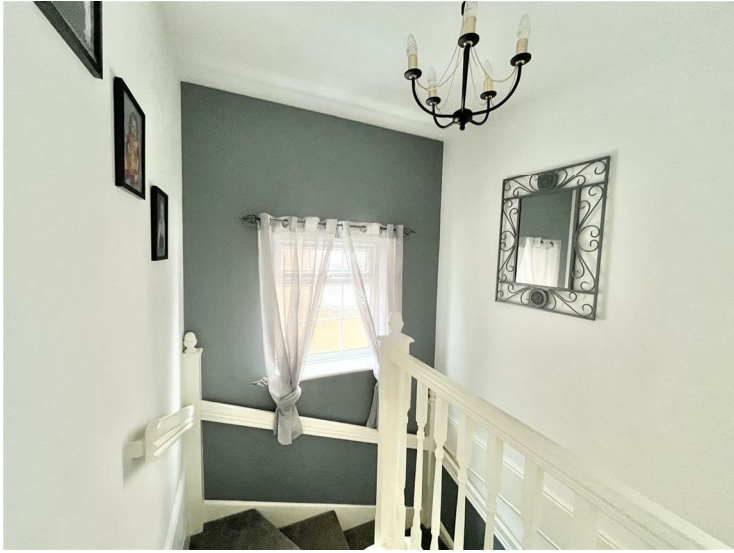
Kitchen 13'3" x 9'6" (4.06 x 2.90)



Downstairs W.C. 6'0" x 3'1" (1.83 x 0.95)



First Floor Landing 13'8" x 7'8" (4.17 x 2.36)



Bedroom Two 9'9" x 10'8" (2.98 x 3.26)



Bedroom One 9'3" x 9'8" (2.82 x 2.95)



Bedroom Three 10'5" x 9'8" (3.20 x 2.97)

Bedroom Four 8'11" x 9'4" (2.74 x 2.85)

Family Bathroom 7'8" x 5'0" (2.36 x 1.53)



En-Suite 7'7" x 5'0" (2.32 x 1.53)



Enclosed Rear Garden



Driveway & Garage

Agents Disclaimer

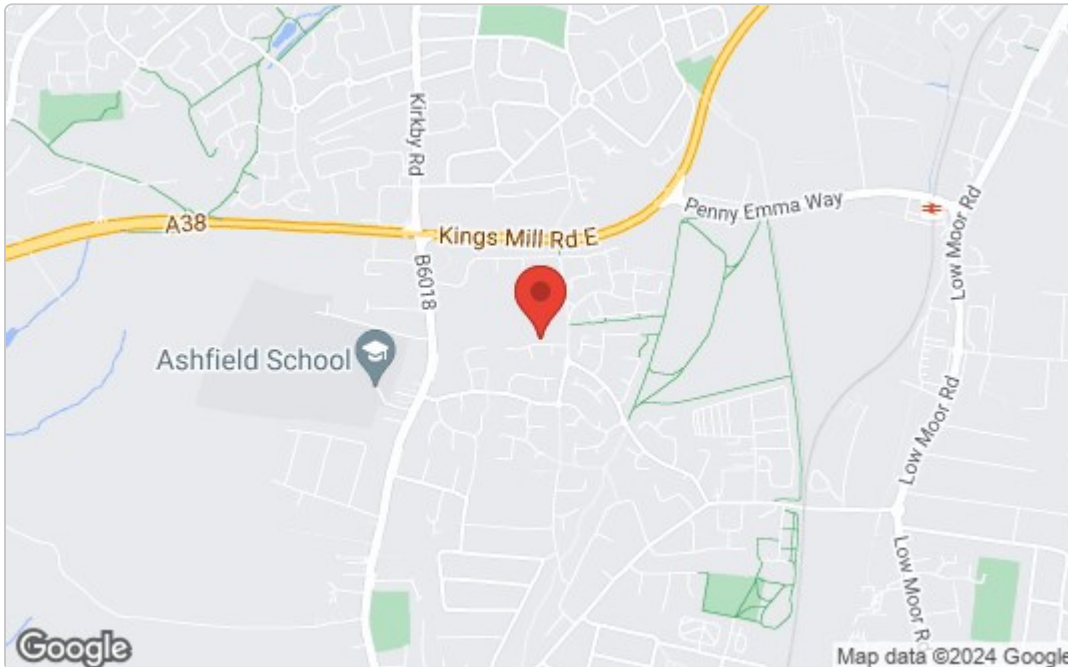
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Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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