



**lighthouse**  
estate agents



100a Welbeck Street, Kirkby-In-Ashfield, NG17 7GU

**Offers In The Region Of £365,000**

\*\*\* With Younger Persons Care Home (c2) FULCC - Full Application - Conditional Consent\*\*\*

Planning Application V/2024/0192 - Valid From 18/04/2024 Please see Ashfield planning portal search Ref-V/2024/0192.

Lighthouse Estate Agents are delighted to offer this beautifully presented and luxurious four bedroomed, two 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 is approached with a spacious entrance hall, a fully fitted breakfast kitchen with lounge offering rear garden views, walk-in storage and downstairs cloakroom/W.C. A master bedroom with en-suite, three further generous sized bedrooms, one currently used as a sitting room and a luxury family bathroom.

Further features include gas central heating, double glazed windows, driveway offering ample off road parking and landscaped enclosed rear gardens. Viewing is essential.

**Planning Application V/2024/0192 - Valid From 18/0**  
Please see planning application by searching Ashfield District Council Planning and search using the reference V/2024/0192

**Entrance Hall 17'4" x 3'11" (5.30 x 1.20)**



**Downstairs Cloakroom/W.C. 6'10" x 2'10" (2.10 x 0.87)**



**Kitchen Diner & Lounge 31'9" x 18'1" (9.68 x 5.52)**



**Sitting Room/Bedroom Four 10'7" x 12'5" (3.23 x 3.81)**

**First Floor Landing 24'6" x 7'0" (7.48 x 2.15)**



**Master Bedroom 13'2" x 10'11" (4.03 x 3.34)**



**Master En-Suite 11'0" x 4'5" (3.36 x 1.36)**



**Bedroom Two 12'9" x 18'4" (3.90 x 5.59)**



### Bedroom Three 10'10" x 11'4" (3.31 x 3.47)



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.

### Family Bathroom 10'10" x 9'3" (3.31 x 2.82)



### Enclosed Rear Garden



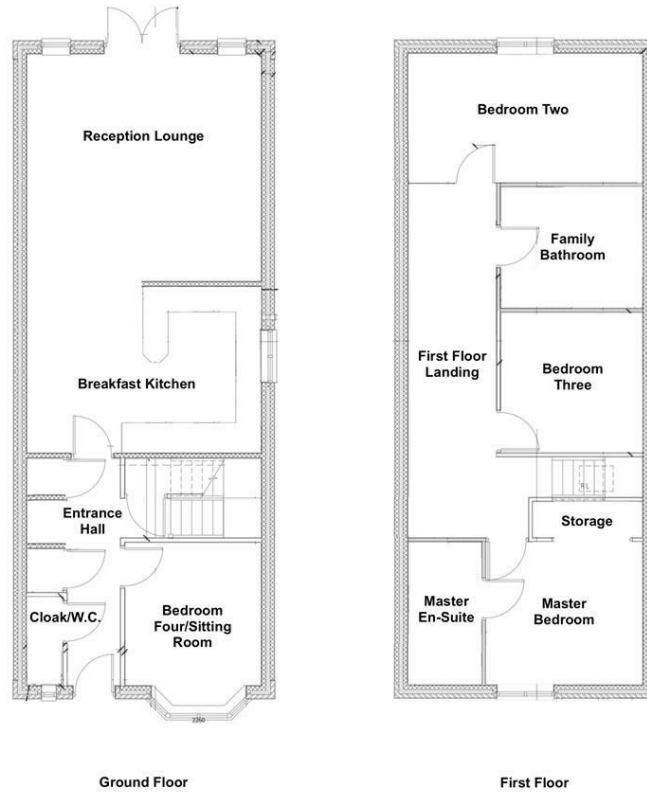
### Front Garden & Off Road Parking

#### 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

# Floor Plan

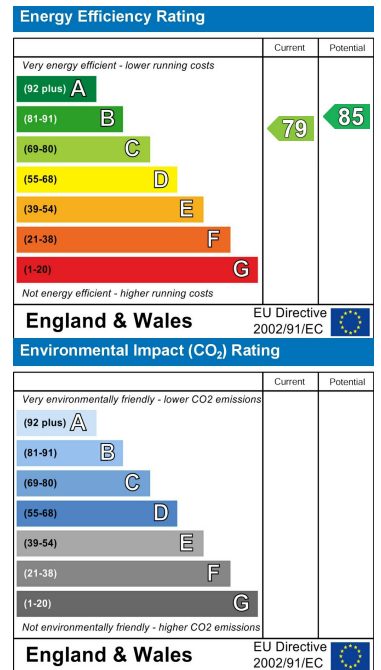


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee, as to their operability or efficiency can be given.

# 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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