



lighthouse

estate agents



6 The Hawthorns, Kirkby-In-Ashfield, NG17 8NL

Offers In The Region Of £180,000

Lighthouse Estate Agents are pleased to offer this modern three bedroom semi detached property which is in a quiet and popular location. Presented to a good standard throughout the property briefly comprises of an entrance hall, downstairs WC, reception lounge and kitchen/diner which leads to the enclosed back garden. To the first floor are three bedrooms with the master benefitting from having fitted wardrobes and a family bathroom. Outside the property to the the front is a large drive allowing off street parking for multiple cars. To the rear is a landscaped garden which is mainly laid to lawn with paved patio area.

The Hawthorns offers excellent bus and train links into Nottingham as well as good road links to junction 27 and junction 28 of the M1 motorway and the A38. The town offers a variety of primary schools, two secondary schools.

Entrance Hall 6'2" x 3'5" (1.90 x 1.05)



First Floor Landing 10'6" x 6'4" (3.22 x 1.94)



Downstairs W.C. 6'4" x 2'11" (1.95 x 0.91)



Bedroom One 8'0" x 13'4" (2.44 x 4.07)



Reception Lounge 17'1" x 15'4" (5.21 x 4.68)



Bedroom Two 11'8" x 8'0" (3.58 x 2.45)



Kitchen Diner 14'7" x 8'2" (4.47 x 2.50)



Bedroom Three 7'11" x 6'5" (2.43 x 1.96)



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.

Family Bathroom 6'5" x 6'5" (1.96 x 1.97)



Enclosed Rear Garden



Off Road Parking

Agents Disclaimer

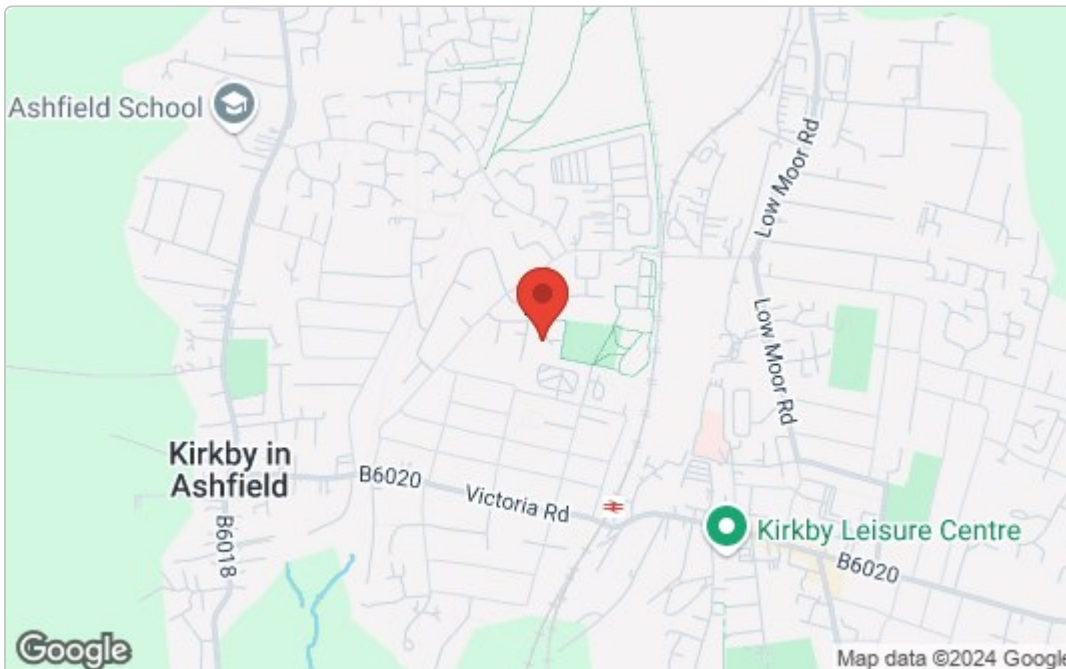
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Floor Plan

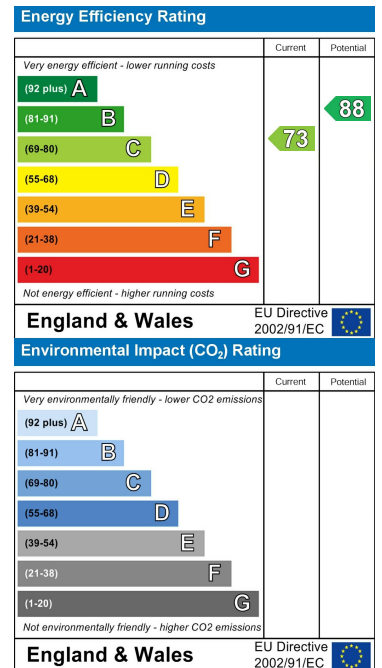


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Area Map



Energy Efficiency Graph



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