



lighthouse

estate agents



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

Offers In The Region Of £178,000

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)



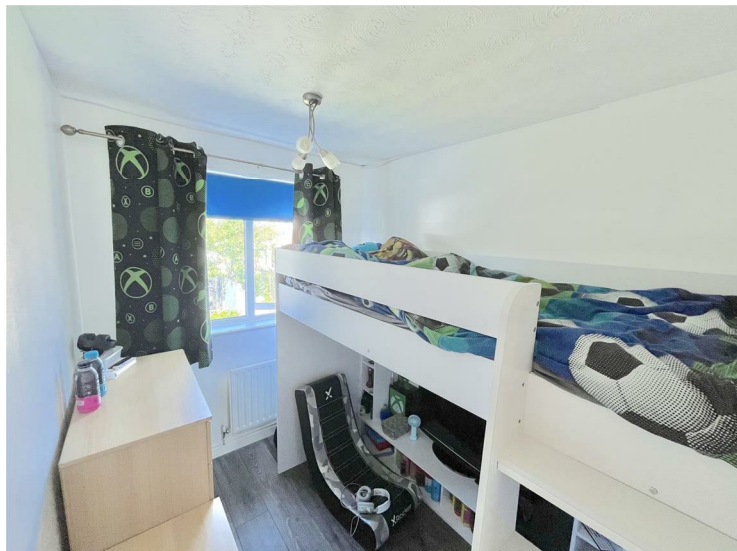
Bedroom Two 11'8" x 8'0" (3.58 x 2.45)



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



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



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



Enclosed Rear 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

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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 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.
CC Ltd 62018

Area Map



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Energy Efficiency Graph

