



lighthouse

estate agents



1 Vicarage Court, Sutton-In-Ashfield, NG17 3DD

Offers In The Region Of £425,000

Lighthouse Estate Agents are pleased to offer this individually designed, spacious three-four bedrooms detached bungalow situated in a private development. Well presented throughout, offering versatile living space with a modern breakfast kitchen, utility room, en-suite shower room and beautiful gardens to the front and side of the property. The property offers a welcoming entrance hall with storage, a reception lounge with an exposed brick fireplace with a log burner-style gas fire, dining and adjoining sun lounge has opening French doors onto the garden. A newly fitted breakfast kitchen offering a range of wall and base units, built-in integrated microwave, dishwasher and fridge, a composite hardwearing sink and drainer, the middle section is fitted with a waste disposal, a tap is 3-way functioning (hot & cold water) and filtered water. Under the overhead extractor hood, there is space for a range cooker, recess in the kitchen can house an American fridge/freezer with plumbed-in water tap ready to connect to a fridge water dispenser. A utility room with a range of base units, larder cupboards and plumbing for washing machine and tumble dryer, half size sink and drainer. There are three well-proportioned double bedrooms, a master bedroom with a range of built-in wardrobes, drawers and dressing table along with an en-suite shower room. The second double bedroom is being used as a guest room with the third bedroom as a home office with French doors onto the garden. A family bathroom with a shower over the bath, vanity wash basin and WC. In the hallway there is loft access with pull-down loft ladders, the loft is fully boarded with power.

Outside the property offers elevated position with gardens to the front, side and rear with secluded seating areas along with a paved patio area, an ideal entertaining space. There are two paved driveways with parking for up to five cars, one to the front of the property with access to the double integral garage,

Entrance Hall



Master En-Suite



Reception Lounge 18'0" x 15'6" (5.51 x 4.73)



Bedroom Two 13'2" x 13'3" (4.03 x 4.05)



Dining Room 21'8" x 14'3" (6.61 x 4.35)



Breakfast Kitchen 18'4" x 11'3" (5.61 x 3.43)



Utility Room



Bedroom Three 13'9" x 10'11" (4.20 x 3.35)



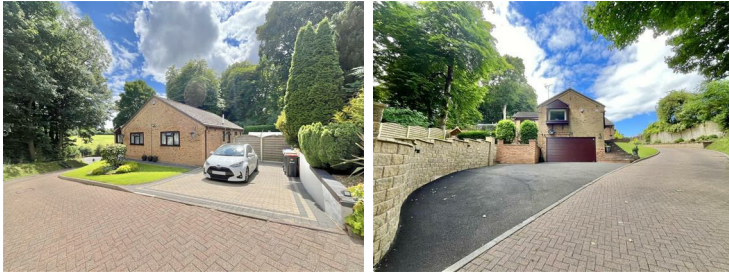
Master Bedroom 13'5" x 10'9" (4.11 x 3.30)



Family Bathroom



Driveway & Garage



Gardens & Patio Areas



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.

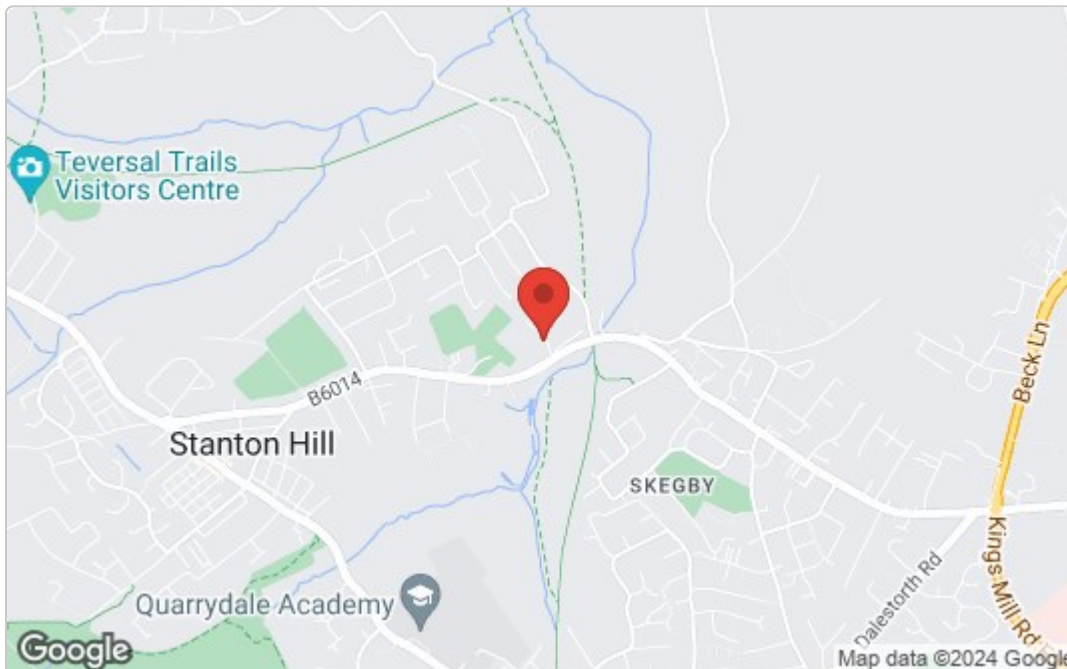
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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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		75
(55-68) D	57	
(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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