



lighthouse

estate agents



16 Little Oak Avenue, Annesley, NG17 9BG

Offers In The Region Of £289,995

Lighthouse Estate Agents are pleased to offer this superb three bedroomed property featuring stylish and well throughout interiors, impressively proportioned bedrooms and an extensive private garden with woodland views.

The property comprises of a welcoming entrance hall, sleek modern fitted dining kitchen, a reception lounge offering rear garden views, downstairs cloakroom with W.C., three generous sized bedrooms, a family bathroom.

To the rear and side of the property is an extensive enclosed rear garden, ideal for gated vehicle storage.

Little Oak Avenue offers easy access to many major road links including the A38, M1 (junc 27/28) and is moments from many local shops and other amenities. No Upward Chain.

Entrance Hall 8'11" x 4'7" (2.71 x 1.40)

Reception Lounge 24'9" x 22'8" (7.55 x 6.91)



Kitchen 12'4" x 11'7" (3.76 x 3.54)



Rear Passage 6'2" x 3'7" (1.89 x 1.09)

Cloakroom & W.C. 5'7" x 2'10" (1.69 x 0.87)

Utility Porch 9'2" x 3'11" (2.80 x 1.21)

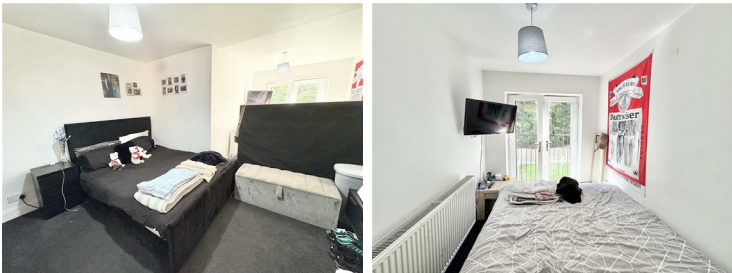
First Floor Landing 9'10" x 6'11" (3.01 x 2.13)



Bedroom One 21'9" x 12'5" (6.63 x 3.81)



Bedroom Two 21'10" x 12'2" (6.68 x 3.71)



Bedroom Three 8'8" x 8'2" (2.63 x 2.49)



Family Bathroom 7'3" x 5'4" (2.23 x 1.63)



Enclosed Rear Garden



Garage & Workshop 24'9" x 35'0" (7.55 x 10.67)



Agents Disclaimer

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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

Area Map



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Energy Efficiency Graph

