



**25 Lytham Road, Kirkby in Ashfield NG17 8NQ**

**£205,000**

**A lovely bungalow tucked away at the head of a cul de sac with wider than average frontage offering the rare advantage of additional parking for caravan or motorhome. Excellent specification and early viewing advised.**

- Well appointed throughout
- Beautifully appointed kitchen
- Refurbished shower room
- Garage plus parking

## DESCRIPTION AND SITUATION

The sale of this lovely bungalow will be of immediate interest to the more discerning home owner contemplating retirement looking for a property that is well appointed and provides all the advantages to be gained from single storey living.

The property has the unusual advantage of standing on a wider than average plot. This provides excellent potential to create additional parking for a caravan, motorhome or even an extension to the building (subject to obtaining all of the usual consents).

The property is tucked away at the head of a cul de sac in this extremely popular development. It gains good, vehicular access into both Kirkby in Ashfield and Sutton in Ashfield town centres with all of their facilities.

The property is now vacant. As such, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above.

We anticipate high demand for this particular home and an early inspection is thoroughly recommended.

## ACCOMMODATION

The accommodation with approximate room sizes may be more fully described as follows:

### ENTRANCE HALL

With central heating radiator.

### KITCHEN 10'10" x 7'4" (3.32 x 2.25)

Beautifully appointed with modern fittings, complemented by ceramic tiled floor and full height tiling to the walls. Stainless steel one and half bowl single drainer sink unit, four ring gas hob with split level oven, integrated fridge/freezer, plumbing for washer. Worcester wall mounted gas boiler. Double glazed window. Composite door to gardens.



**LOUNGE 12'1" x 16'4" (3.69 x 4.99)**

A modern electric focal fire with decorative surround. Double glazed window and central heating radiator.

**INNER HALLWAY**

With in built airing cupboard containing the hot water storage cylinder.

**BEDROOM 15'4" x 9'1" (4.69 x 2.78)**

Double glazed window and central heating radiator.

**BEDROOM 8'7" x 10'2" (2.64 x 3.11)**

Double glazed window and central heating radiator.



**SHOWER ROOM/W.C 6'2" x 6'2" (1.9 x 1.88)**

With walk in shower cubicle with plumbed in shower, wash hand basin, W.C. Full height tiling to the walls. Ceramic floor tiling. Chrome radiator and double glazed window.

**OUTSIDE**

To the front of the property a brick paved driveway gives access to the detached brick/tiled garage with up and over door. To the left hand side of the garage there is paved parking space. To the right hand side of the property there is a large, paved patio which offers excellent potential for parking a caravan, motorhome or additional vehicles. The rear gardens are level and comprise lawns surrounded by fences and hedges.



**ADDITIONAL OUTSIDE PHOTOS****TENURE**

Freehold. Vacant possession on completion.

**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

**SERVICES**

All main services are available and connected. Drainage is to the main sewer.

**COUNCIL TAX BAND - B**

Lytham Road, Kirkby In Ashfield



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