



## 12 Lansbury Road, Sutton-In-Ashfield NG17 5DL

### £895 Per Calendar Month

Located within easy reach of Sutton in Ashfield Town centre is this spacious three bedroom semi detached home which is ready for immediate let. Offering gas central heating and upvc double glazing, the accommodation comprises of :- Entrance Hall with stairs to first floor, Lounge/diner with modern retro gas fire (5.33m x 3.60m) Modern fitted kitchen benefiting from built in oven/hob and integral fridge/freezer (3.46m x 3.02m). Stairs to Landing and rear double bedroom One (3.20m x 3.10m), rear double bedroom two (3.67m x 3.65m), single front bedroom (2.69m x 1.70m). Modern newly installed bathroom suite (1.75m x 2.23m). Outside there is a front tarmac driveway with gated access to the rear mainly lawn garden which has brick outbuildings, decked patio area and summer house. An early viewing is recommended and the property is ready for immediate let. EPC Rating D, Council Tax Band A with Ashfield Council, all mains water and drainage are connected. BOND £1030

ACCOMPANIED VIEWING WITH AGENTS

- Ready for Immediate Let, early viewing recommended
- Spacious living/dining room
- Rear enclosed lawned garden with decked patio and summer house
- Three bedroom semi detached family home
- Lovely Modern Newly installed bathroom suite
- EPC Rating D, Council Tax Band A, All main water/sewage connected
- Modern fitted kitchen with oven/hob, fridge/freezer
- Ample parking to front driveway
- BOND £1030



**DISCLAIMER**

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