



Lindholme Way
Sutton-In-Ashfield

burchell
edwards

Lindholme Way Sutton-In-Ashfield NG17 4DW

for sale offers over
£300,000



Property Description

A well presented four bedroom detached family home in a popular cul de sac location with easy access to local shops, Mansfield, the A38 and M1. The property briefly comprises of an entrance hallway, lounge, dining room, fitted kitchen, utility room, bar/study, four bedrooms, an en suite, family bathroom, enclosed rear garden, driveway and double garage. Viewings are highly recommended.

Entrance Hallway

With central heating radiator, storage cupboard, stairs leading up to the first floor and access into:

Living Room

13' 4" x 10' 7" (4.06m x 3.23m)
With fitted carpets, feature fireplace, central heating radiator, bay window to the front elevation and access into;

Dining Room

10' 7" x 9' 7" (3.23m x 2.92m)
With fitted carpets, central heating radiator, window to the rear elevation and access into;

Kitchen

13' 1" x 8' 1" (3.99m x 2.46m)
Having a modern range of high gloss units and cabinets with complementary worktops over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with stainless steel extractor fan above, integrated dishwasher, kitchen island, breakfast bar, downlights, central heating radiator, window to the rear elevation and access into;

Utility Room

With space and plumbing for additional appliances, inset sink and drainer and a door leading outside.

Conservatory

With windows overlooking the rear garden and

a door leading outside.

Bar / Study

8' 5" x 6' 9" (2.57m x 2.06m)
Having with a fitted bar with worktops, shelving, central heating radiator and window to the front elevation. With potential to become a study/home office or additional bedroom.

Cloakroom

Having a low flush WC, hand wash basin, central heating radiator and opaque window to the side elevation.

Landing

With fitted carpets, storage cupboard, central heating radiator and access into;

Master Bedroom

10' 7" x 10' 7" (3.23m x 3.23m)
With fitted carpets, fitted wardrobes, central heating radiator, window to the front elevation and access into a private en-suite facility.

Bedroom Two

9' 7" x 8' 5" (2.92m x 2.57m)
With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom Three

10' 8" x 9' 3" (3.25m x 2.82m)
With fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Four

11' 3" x 6' 5" (3.43m x 1.96m)
With fitted carpets, central heating radiator and window to the rear elevation.

Bathroom

A fitted three piece suite with a fitted L-shaped bath with overhead shower, low flush

WC, vanity hand wash basin, chrome heated towel rail and opaque window to the rear elevation.

Outside

To the rear there is a landscaped garden with patio seating area, well-maintained lawn, planters, decorative pebbling and a surrounding fence for additional privacy. To the front of the property is a double garage and driveway providing space for ample off-road parking, alongside a low-maintenance lawn and path leading up to the front door.

Garage

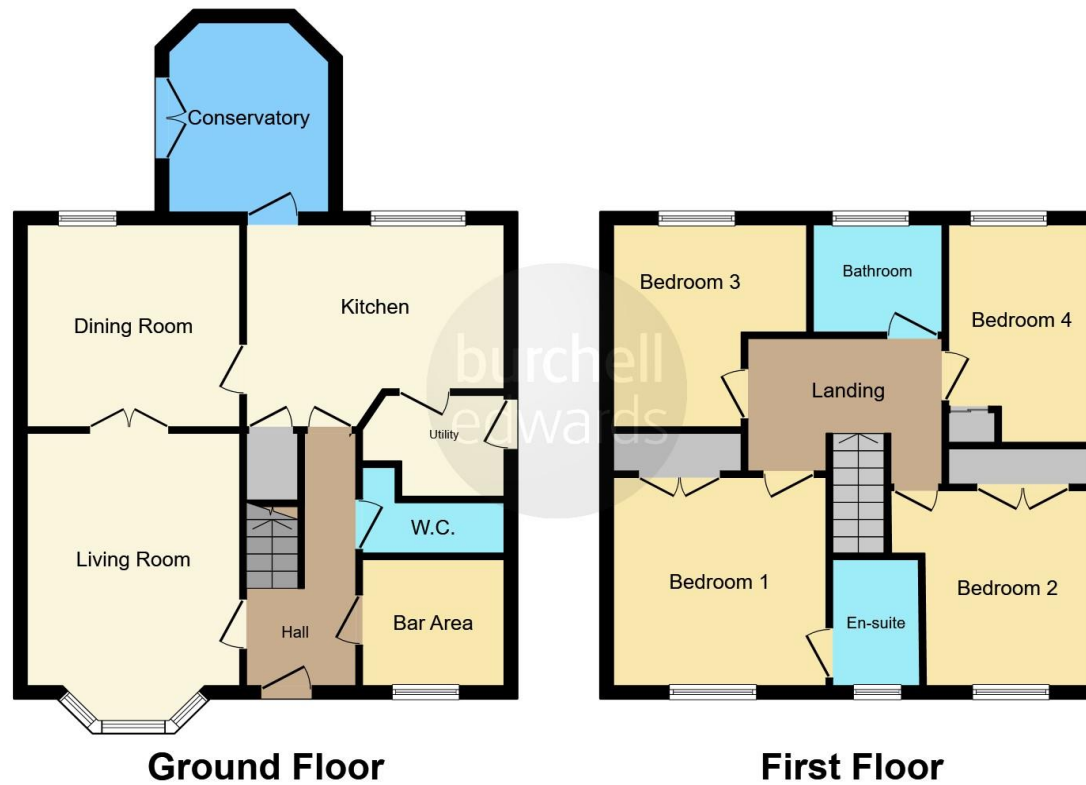
17' 6" x 17' 8" (5.33m x 5.38m)

Double garage with electrics, lighting and roller doors.









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). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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