



Farnsworth Grove
Huthwaite Sutton-In-Ashfield



Farnsworth Grove Huthwaite Sutton-In-Ashfield NG17 2AR

for sale
£180,000



Property Description

The perfect first-time buyer home!! Sitting on a modern estate this property is perfectly located in a sought-after area of Huthwaite and offers access to local amenities and great road links. A viewing is recommended to appreciate this property in full but briefly comprises of; entrance hall, fitted kitchen and lounge with patio doors leading to the rear garden. The first floor then offers two well-proportioned bedrooms and a modern fitted family bathroom. Externally you will find a generously sized and easy to maintain garden that has been landscaped. The property also benefits from a bespoke built summerhouse with fitted electrics, lighting & heating with bi-folding doors. The front then offers driveway parking for two cars with a laid to lawn area.

Entrance Hallway

Accessed via UPVC door to the front elevation with LVT flooring and a radiator.

Lounge

13' 4" Plus door recess x 11' 11" Into recess (4.06m Plus door recess x 3.63m Into recess)

Having UPVC double glazed patio doors to the rear leading to the rear garden,

understairs storage, LVT flooring and a radiator.

Kitchen

13' 11" x 8' 10" Max (4.24m x 2.69m Max)

Fitted with matching wall and base units with work surfaces over and incorporates a stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, integrated electric cooker, gas hob with cooker hood over and composite splashback, LVT flooring and two UPVC double glazed windows to the front and side elevations.

First Floor Landing

Having loft access and carpet flooring.

Bedroom One

12' 1" x 9' 7" Into recess plus wardrobe (3.68m x 2.92m Into recess plus wardrobe)

Having UPVC double glazed window to the front elevation, built-in wardrobes, carpet flooring, a radiator and storage cupboard.

Bedroom Two

.7' 11" x 11' 11" (2.41m x 3.63m)

Having UPVC double glazed window to the rear elevation, carpet flooring and a radiator.

Bathroom

having bath with mixer tap and electric shower over, low level W.C, pedestal wash hand basin with mixer tap, vinyl tiled flooring, tiled splashbacks, extractor fan and UPVC double glazed window to the side elevation.

Front

To the front of the property is off road parking with a laid lawn section.

Rear

To the rear the garden has a seated patio area, raised decked area and laid lawn section, shed, summer house and fenced boundary.

Summer House

9' 10" Plus door recess x 18' 4" (3.00m Plus door recess x 5.59m)

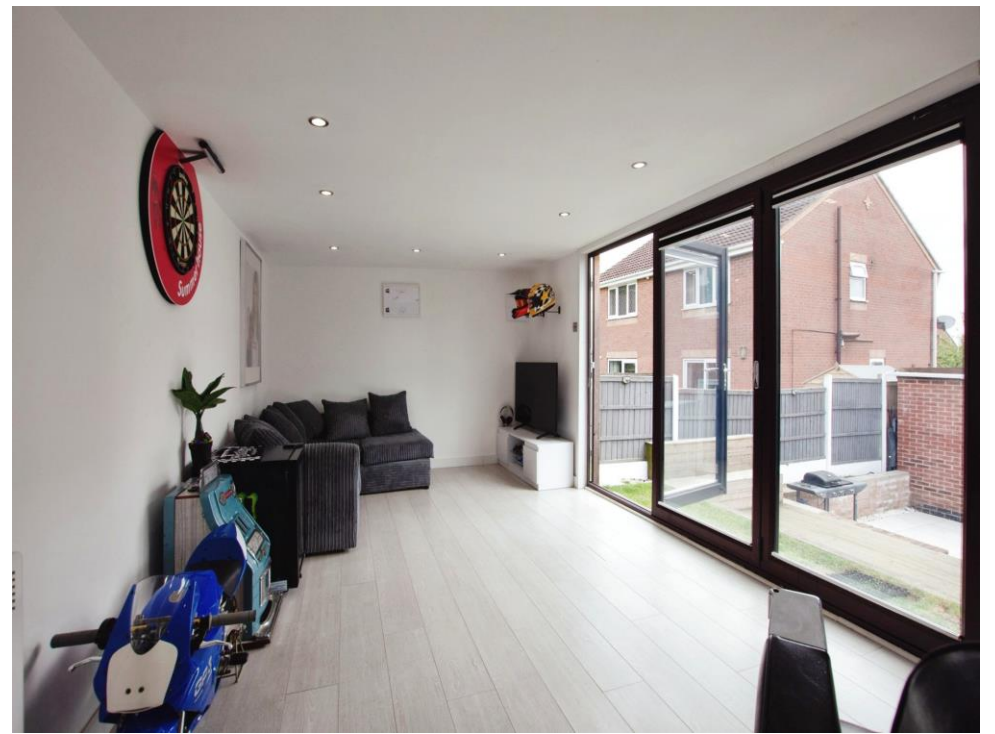
Being a bespoke built summer house with bi-folding doors, electric, lighting, heating, lighting and laminate flooring.

Garage

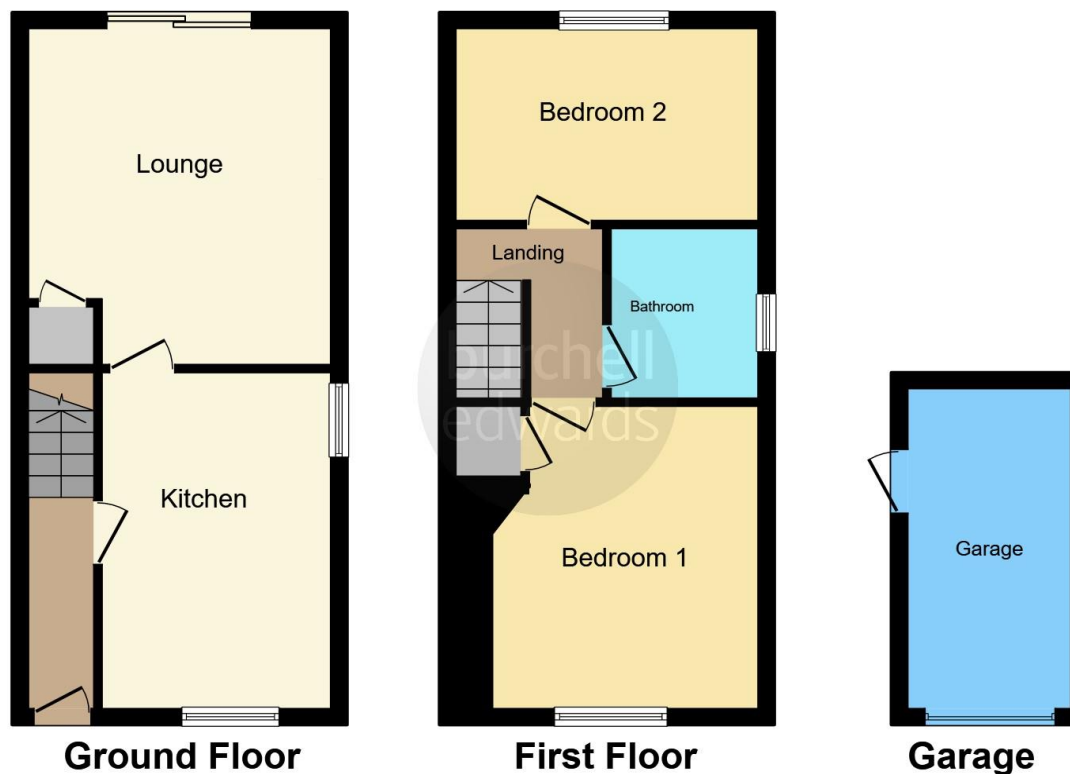
13' 2" at door opening x 7' (4.01m at door opening x 2.13m)

having UPVC door to the rear, electrics, lighting and up and over door to the front.









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: D

Tenure: Freehold

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