



Lucknow Drive
Sutton-In-Ashfield

burchell
edwards

Lucknow Drive Sutton-In-Ashfield NG17 4LS

for sale
£130,000



Property Description

Situated on Lucknow Drive in Sutton-in-Ashfield, this newly decorated three-bedroom mid-terrace home offers a fantastic opportunity for first-time buyers or investors alike. The ground floor comprises a welcoming lounge, a practical kitchen, a convenient WC, a utility space, and a bathroom, providing a well-balanced layout for modern living. Upstairs, the first floor hosts three bedrooms and an additional WC, ensuring comfort and functionality for families.

The front elevation is slightly set back and features steps leading to an enclosed area with a path to the front door, and grass area. To the rear, the property benefits from a concrete slabbed garden with a mix of fencing and wall boundaries, and gated access,

Offered with no onward chain, this home is an ideal investment opportunity, combining practicality with fresh presentation in a sought-after location.

Entrance Porch

Entry via UPVC double doors from front elevation the porch opens into the lounge.

Lounge

the lounge comprises of double glazed bay window to front with wall mounted radiator, porch area, and carpet to finish.

Kitchen

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to rear, wall mounted radiator, tiled splashback, understairs storage, and vinyl floor to finish.

Bathroom

The bathroom which is located on the ground floor, is finished with a ceramic toilet and hand wash basin, bath with shower over, double glazed window to rear and side, tiled splashback, and tiled floor to finish.

Utility Room

Utility room located to the rear of the property comprises of worktop, access to bathroom and WC, with vinyl floor to finish.

Cloakroom / Wc

Located on the ground floor the cloakroom consists of ceramic toilet, half height tiling, and vinyl floor to finish.

First Floor Landing

First floor landing with access to loft and carpet flooring to finish.

Bedroom One

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, storage over stairs, with carpeted floor to finish.

Bedroom Two

Bedroom two includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Bedroom Three

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Cloakroom / Wc

Located on the first floor, the cloakroom consists of ceramic toilet and hand wash basin, tiled splashback, double glazed window to side, and vinyl floor to finish.

Externals

The front elevation is slightly set back and features steps leading to an enclosed area with a path to the front door, and grass area. To the rear, the property benefits from a concrete slabbed garden with a mix of fencing and wall boundaries, and gated access,

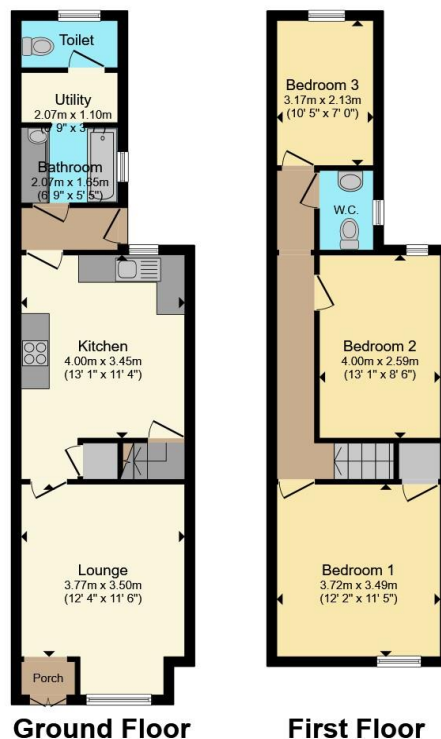
Agents Note

The neighbouring property does have access across the rear garden for bins access.









Total floor area 85.1 m² (916 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208837



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD208837 - 0004