



£170,000 Freehold

65 KINGSWAY | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7EF

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ESTATE AGENTS

A TIMELESS FAMILY HOME!!...

Located in the sought-after area of Kirkby-in-Ashfield, this spacious three-bedroom family home offers a comfortable and practical living space, ideal for families or first-time buyers. Conveniently positioned near local schools, shops, and transport links, the property combines a well-designed interior with generous outdoor areas.

The ground floor features a welcoming entrance hallway that leads into a bright living room with a charming bay window, allowing plenty of natural light to fill the space. There is a spacious dining room, perfect for family meals and entertaining, which flows into a modern kitchen equipped with built-in appliances. Adjacent to the kitchen is a useful utility room with an inset sink, providing additional storage and laundry space. Finally there is a convenient low flush WC on the ground floor.

Upstairs, the property benefits from three generously sized bedrooms, including a walk-in wardrobe room offering excellent storage solutions. The family bathroom is fitted with a contemporary three-piece suite, providing a functional and stylish space for the whole family.

Externally, the property features a private, walled garden to the front, enhancing privacy and kerb appeal. The property benefits from exterior insulation to the gable end. Finally to the rear, there is a large garden with a well-maintained lawn and a paved patio area, ideal for outdoor dining, relaxing, or children's play in a peaceful setting.





Hall

Hallway on entrance to the property.

Living Room 12'4" x 12'2"

Living room with laminate flooring, central heating radiator, feature fireplace and bay window to the front elevation.

Dining Room 12'4" x 12'7"

Laminate flooring with ample space for your desired furniture and windows to the side and rear elevation.

Kitchen 6'6" x 12'7"

Laminate flooring with matching cupboards and ample work top space above, integrated appliances such as an oven and gas hob along with an inset sink, tiled splash back, central heating radiator and a window to the side elevation along with a patio door.

Utility 6'6" x 5'0"

Utility area with inset sink and space for appliances.

WC 3'3" x 5'11"

Vinyl flooring, low flush WC and hand wash basin.

Landing

Landing leading too all first floor rooms.

Bedroom One 12'4" x 12'2"

Spacious carpeted bedroom with central heating radiator and window to the front elevation.

Bedroom Two 9'1" x 6'11"

Bedroom Two is carpeted with a central heating radiator, built in cupboard and window to the rear elevation.



Bedroom Three 6'6" x 12'5"

The third bedroom has carpeted flooring, a central heating radiator, window to the side elevation along with a built in walkin wardrobe to the rear on the house.

Wardrobe

Ample storage space.

Bathroom

Three piece family bathroom with bath and shower over, hand wash basin and low flus WC.

Garage

Ample space for both a vehicle and tools, with access to the garden.

Outside

To the front of the property is a private

walled garden with a footpath leading down the the rear. Along with off street parking for one car. To the rear elevation is a patio area along with a spacious lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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