



Guide Price £240,000 Freehold

6 MAIN STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9HR

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £240,000-£250,000****

MODERN AESTHETIC, CONTEMPORARY LIVING... Nestled on the charming Main Street in the heart of Kirkby-In-Ashfield, Nottingham, this delightful detached house offers a perfect blend of comfort and style. With its inviting façade and well-maintained exterior, this property is an ideal family home, providing ample space for both relaxation and entertainment.

As you step inside, you are greeted by a spacious reception room that exudes warmth and character. This inviting area is perfect for family gatherings or quiet evenings in, with plenty of natural light streaming through the windows. The ground floor also features a well-appointed kitchen, which allows space for a dining area making it an excellent space for hosting dinner parties or enjoying casual meals with loved ones. Additionally, a convenient WC and storage room on this level adds to the practicality of the home.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom boasts ample storage and a serene atmosphere, while the additional bedrooms are perfect for children, guests, or even a home office. Completing this floor is a modern bathroom, designed with comfort in mind, ensuring that morning routines are a breeze.

Outside, the property is equally impressive. A well-maintained garden provides a lovely outdoor space for children to play or for adults to unwind with a good book. The driveway offers off-street parking, adding to the convenience of this charming home. With its prime location and thoughtful layout, this detached house on Main Street is a wonderful opportunity for those seeking a welcoming family abode in Kirkby-In-Ashfield. Could this be the one for you? Arrange a viewing today | 01623 633633





Hall

Hallway leading into ground floor rooms.

Living Room 11'8" x 16'11"

Carpeted flooring with central heating radiator, bay window to the front elevation.

Kitchen 9'10" x 9'10"

Matching cabinets with ample worktop space, integrated appliances, with space for more, tiled splash back, window to the rear elevation.

Hall

Second hallway.

Storage 8'3" x 3'4"

Ample storage space.

WC

Low flush WC and hand wash basin.

Landing

Landing leading up to first floor rooms.

Bedroom One 11'9" x 11'11"

Spacious bedroom with built in wardrobe, central heating radiator and window to the rear elevation.

Bedroom Two 11'9" x 12'9"

Spacious bedroom with central heating radiator, built in wardrobe's and a bay window to the front elevation.

Bedroom Three 6'11" x 7'1"

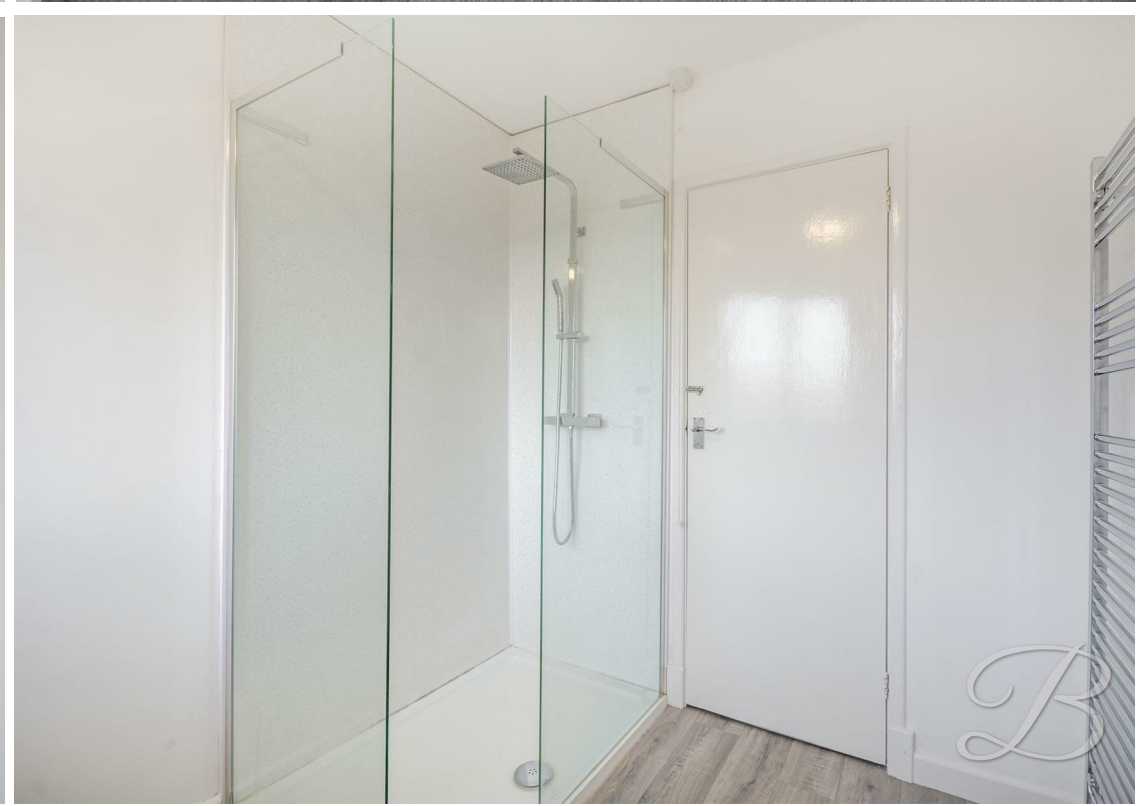
Spacious bedroom with central heating radiator, and window to the front elevation.

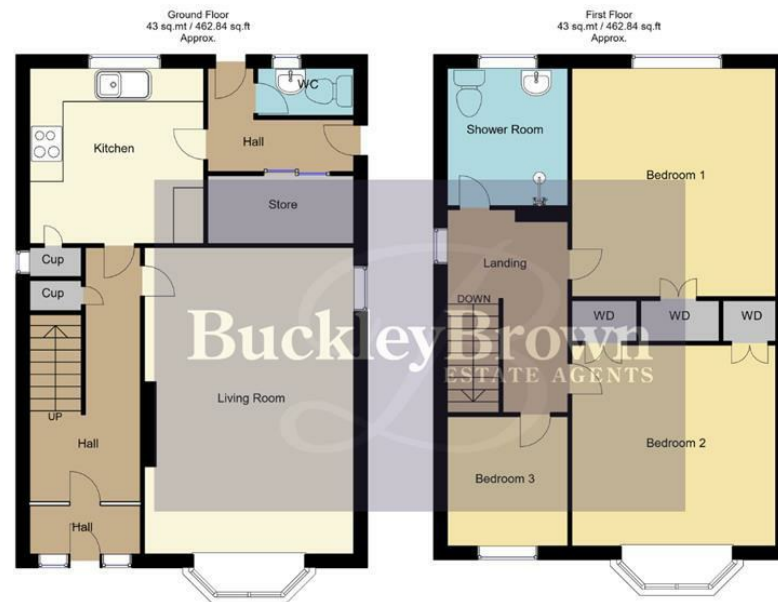
Shower Room 6'11" x 7'10"

Three piece shower room with shower, low flush WC and hand wash basin.

Outside

o the front elevation, there is a lawn area along with a driveway and a footpath leading to the front door. To the rear, there is a spacious lawn area separated by a footpath.





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		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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