



2 Bedrooms

House

Per Month

£850 Per Month

Located in

Kirkby-in-Ashfield



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# 14 Station Street

## Kirkby-in-Ashfield | Nottinghamshire | NG17 7AR



This beautifully presented two-bedroom home in Kirkby offers stylish, modern living at an affordable monthly rent of £850. Ideally suited to professionals, couples or a small family, the property combines comfort, practicality and a sleek interior finish throughout.

Upon entering, you are welcomed into a bright and inviting living space designed with contemporary décor and clean lines, creating a fresh and airy atmosphere. The large double-glazed windows allow plenty of natural light to flow through the home while providing excellent insulation and energy efficiency, ensuring a warm and quiet environment all year round.

The modern fitted kitchen features ample cupboard and worktop space, perfect for everyday cooking and entertaining. Its streamlined design complements the overall aesthetic of the property, offering both functionality and style. There is also space for dining, making it an ideal setting for relaxed meals or hosting guests.

Upstairs, the property boasts two well-proportioned bedrooms, each thoughtfully finished to maintain the home's sleek and cohesive look. The rooms provide comfortable accommodation with enough space for storage and personal touches. The contemporary bathroom is fitted with quality fixtures and a clean, modern suite, creating a calm and practical space for daily routines.

Externally, the property benefits from a private rear garden, offering outdoor space suitable for relaxing or low-maintenance enjoyment. Situated in a convenient residential area of Kirkby, the home is close to local amenities, schools, and transport links, making commuting and day-to-day living

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## Council Tax Band A Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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