



Lucknow Drive
Sutton-In-Ashfield



Property Description

Situated in a popular location providing access to the A38 and M1 motorway is this bay fronted semi-detached home of which viewing is recommended. The spacious accommodation to the ground floor has Reception Lounge, Dining room and Kitchen with integrated oven and hob. Rear lobby and ground floor Bathroom with three piece suite. To the first floor are two bedrooms and access to the Attic Room. Externally, the front of the property has vehicle standing space. The rear garden is laid to lawn with patio area. The property has double glazed windows and a gas heating system and has recently has a new roof in April 2026.

Reception Lounge

11' 4" x 12' (3.45m x 3.66m)

The first measurement excludes the double glazed bay window which overlooks the front elevation. The focal point of this room is a feature fire surround with complementary hearth and backdrop incorporating a coal effect gas fire. Entrance door to the front, laminate floor and ceiling coving.

Lobby

With stairs off to first floor accommodation.

Dining Room

12' x 11' 11" (3.66m x 3.63m)

This dual aspect room has double glazed windows to the rear and side elevation, under stair cupboard providing storage space, laminate floor, radiator and ceiling coving.

Access to the Kitchen.

Kitchen

10' 11" x 6' 5" (3.33m x 1.96m)

Fitted with a range of wall and base units with work surfaces over incorporating a single drainer sink unit. Integrated four ring electric hob and oven with extractor hood over. Space for fridge freezer, tile splash backs and floor and double glazed window to the side.

Ground Floor Bathroom

10' x 5' 10" (3.05m x 1.78m)

This three piece suite has panel bath with rainfall shower over, wash hand basin and low flush wc. Double glazed window to the side and radiator.

First Floor

Landing

With stairs off to the attic room.

Bedroom One

11' 4" x 12' (3.45m x 3.66m)

Double glazed window to the front elevation, radiator and cupboard providing storage space.

Bedroom Two

9' 9" x 11' 2" (2.97m x 3.40m)

The first measurement has been taken to the front of the wardrobe which provides shelving and hanging space. Double glazed window

to the rear and radiator.

Attic Bedroom 3

16' 7" x 12' (5.05m x 3.66m)

This spacious attic room has double glazed window and radiator.

Outside

Externally, the front of the property has vehicle standing space. The rear garden is a particular feature being mainly laid to lawn with paved patio area.









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

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