



72 Forest Street, Kirkby-In-Ashfield

£175,000 Freehold

Beautifully presented 2-bed semi with 2 receptions, modern kitchen, utility, garage, parking, mature garden, and a flexible third room. Character features blend with modern comforts throughout.

Council Tax band: A | Tenure: Freehold | EPC: D

NO CHAIN -

This beautifully presented two-bedroom semi-detached house combines timeless character with modern comforts, offering an ideal layout for contemporary living. The home features two inviting reception rooms, with the lounge enhanced by a large bay window and modern fireplace, both act as bright and welcoming spaces for relaxation and entertaining. The sleek, modern kitchen is equipped with integrated appliances, a gas cook top, dishwasher and fridge, along with ample counter top space, seamlessly connecting to the dining area with elegant hardwood flooring and bespoke pendant lighting.

Upstairs, two spacious bedrooms benefit from large windows, built-in storage, and plush carpeting, while a versatile third room provides an ideal home office, nursery or occasional bedroom space. The primary bathroom is accessed via this room, offering a practical and flexible arrangement. The stylish bathroom features a modern vanity unit, bath with overhead shower, and attractive wall décor.

Additional features include a dedicated utility room with plumbing and electrical outlets, currently accommodating a stacked washer and dryer, along with secure off-road parking and a garage accessed via a gated driveway. The private, mature garden offers a tranquil retreat with outdoor seating and lush landscaping, perfect for alfresco dining or family play.

Classic period brickwork and traditional details blend with modern finishes throughout, enhancing both charm and practicality. Offering generous living space, versatile accommodation and a range of useful additional features, this property presents an excellent opportunity for those seeking character, comfort and convenience. Arrange your viewing today.





Lounge

14' 1" x 12' 0" (4.29m x 3.66m)

A bright and comfortable lounge centred around a feature fireplace, with a large bay window allowing plenty of natural light into the room. The generous proportions provide ample space for a range of seating and additional furnishings.

Dining room

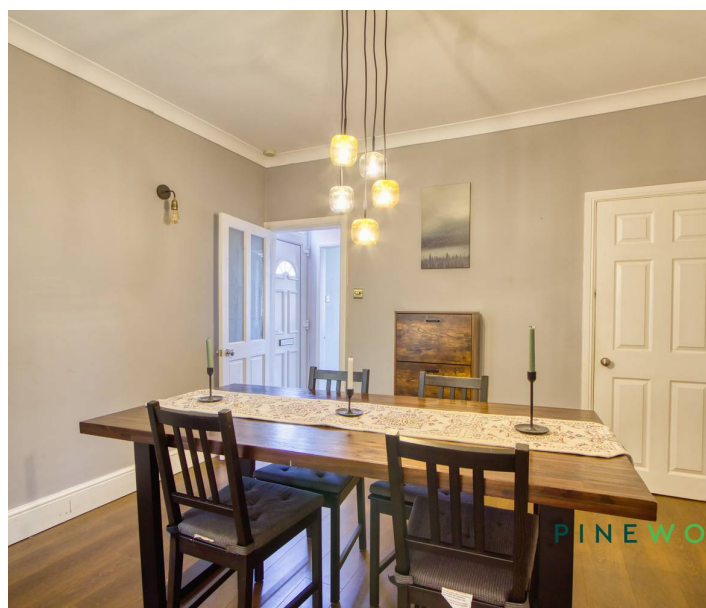
12' 1" x 12' 0" (3.69m x 3.66m)

A well-proportioned separate dining room with wood-effect flooring and plenty of space for a family dining table. Neutral décor and access from the entrance hall create a practical setting for everyday meals and entertaining.

Kitchen

13' 10" x 7' 6" (4.22m x 2.29m)

A practical galley-style kitchen fitted with an extensive range of gloss-fronted wall and base units, complementary worktops and tiled flooring. Features include a domino gas hob with overhead extractor, built-in oven, sink positioned beneath the side-facing window, and integrated fridge and dishwasher within the rear-side base units. Both appliances are fully functional and will remain with the property.





Bedroom 1

12' 0" x 11' 5" (3.66m x 3.49m)

A generously sized principal bedroom featuring two front-facing windows and useful built-in storage. The room comfortably accommodates a large bed alongside additional bedroom furniture, while its neutral finish creates a calm and adaptable space.

Bedroom 2

12' 1" x 8' 11" (3.69m x 2.72m)

A bright and well-proportioned bedroom featuring two windows that provide plenty of natural light. The neutral décor and generous floor space offer flexibility for a bed, freestanding storage and additional bedroom furniture.

Home Office

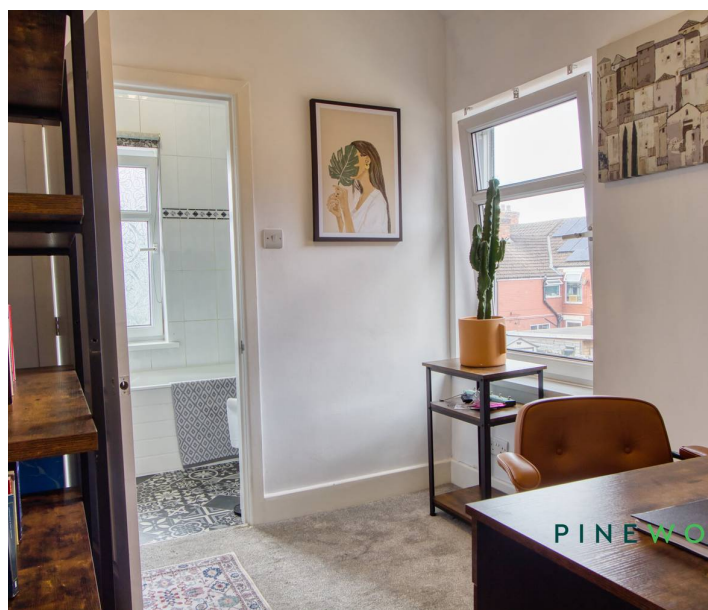
8' 4" x 7' 6" (2.54m x 2.29m)

A versatile home office currently arranged with space for a desk and freestanding storage. A side-facing window provides natural light, while the flexible layout offers potential for use as a third bedroom, nursery or dedicated workspace.

Bathroom

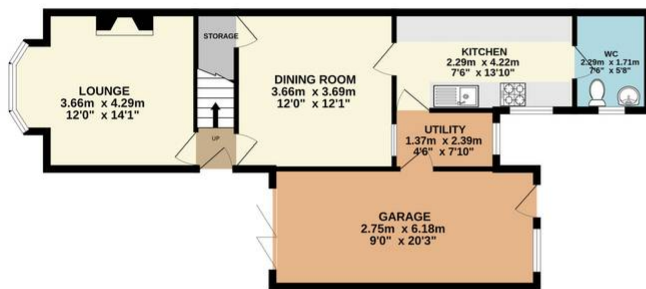
7' 6" x 5' 2" (2.29m x 1.58m)

A bright family bathroom fitted with a panelled bath and overhead shower, pedestal wash basin and low-level WC. The room benefits from tiled walls, patterned flooring, a large wall-mounted mirror and an obscure double-glazed window.

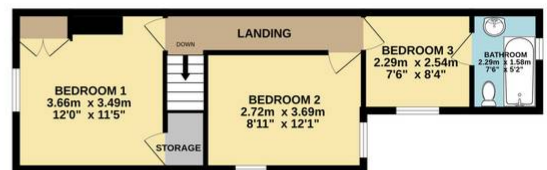




GROUND FLOOR
64.5 sq.m. (694 sq.ft.) approx.



1ST FLOOR
38.6 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA: 103.1 sq.m. (1110 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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