



£185,000 Freehold

12 LINDLEYS COURT | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8BW

**BuckleyBrown**  
ESTATE AGENTS

A WONDERFUL OPPORTUNITY AWAITS!!!...Located within a quiet and popular residential area of Kirkby-In-Ashfield, this well-presented home offers well-proportioned and versatile accommodation, ideal for a range of buyers and conveniently positioned close to local amenities, schools and transport links.

Upon entry, a welcoming carpeted hallway sets the tone for the rest of the property. To the front, the kitchen/dining room is thoughtfully designed with matching cabinetry, generous worktop space, integrated appliances alongside room for freestanding units, and a front-facing window that fills the space with natural light—perfect for both everyday living and entertaining.

The living room provides a warm and comfortable setting, featuring a charming fireplace and sliding doors that lead through to the sun room. This bright and airy space enjoys surrounding windows, feature spotlights and direct access to the rear garden, creating an ideal place to relax and enjoy views of the outdoors all year round.

To the first floor, there are two spacious bedrooms, one overlooking the rear garden and the other benefiting from a built-in wardrobe and views to the front. The accommodation is completed by a bathroom fitted with a three-piece suite comprising a bath, hand wash basin and low flush WC.

Externally, the property offers a driveway to the front with an adjoining lawned area. To the rear, a well-maintained lawned garden provides a pleasant and private outdoor space, ideal for relaxing or entertaining.

This attractive home blends comfort, space and location, making it a fantastic opportunity that must be viewed to be fully appreciated.





**Hall**  
 Carpeted flooring hallway.

**Kitchen/Dining Room 7'9"**  
 Matching cabinets with ample worktop space, integrated appliances with additional space for freestanding units, and a window to the front elevation.

**Living Room 11'10" x 12'5"**  
 Carpeted flooring with a central heating radiator, feature fireplace, and sliding doors leading to the sun room.

**Sun Room 9'4" x 8'11"**  
 With surrounding windows and feature spotlights and a door to the rear garden.

**Landing**  
 Landing leading to the first floor.

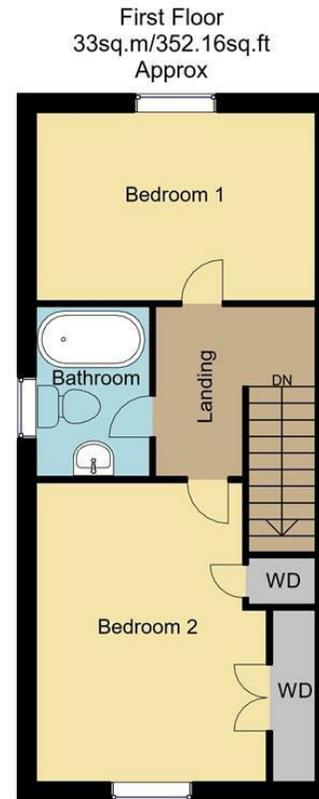
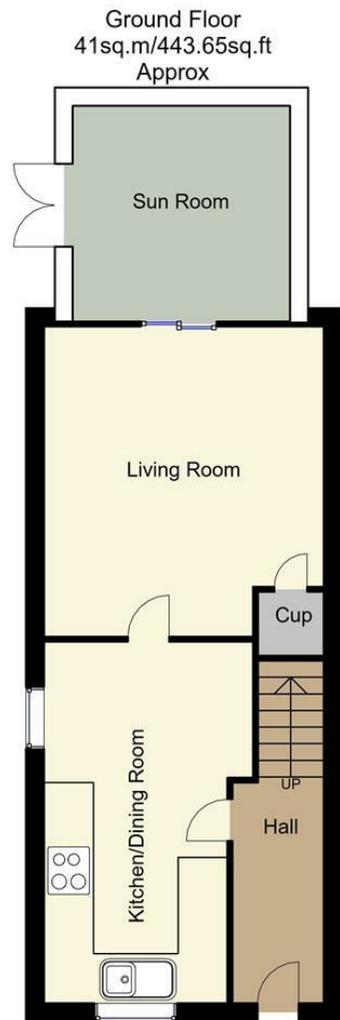
**Bedroom One 11'10" x 7'11"**  
 Spacious bedroom with central heating radiators and window to the rear elevation.

**Bedroom Two 9'8" x 12'0"**  
 Spacious bedroom with central heating radiators, a built in wardrobe and window to the front elevation.

**Bathroom 4'11" x 6'11"**  
 Three piece suite with bath, hand wash basin and low flush WC.

**Outside**  
 Driveway to the front with a lawned area. To the rear, a well-maintained lawned garden.





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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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