



Mayfield Street  
Kirkby-In-Ashfield Nottingham

# Mayfield Street Kirkby-In-Ashfield Nottingham NG17 8LU

for sale offers over  
**£140,000**



## Property Description

Offered for sale with no onward chain, this deceptively spacious two-bedroom end-terrace property is ideal for first-time buyers, investors or those looking to downsize.

Recently refreshed throughout, the accommodation comprises an entrance hall, bright lounge, separate dining room, modern fitted kitchen and contemporary ground floor bathroom. To the first floor are two well-proportioned bedrooms, with a staircase leading to a versatile loft room, complemented by an additional shower room.

The property benefits from neutral décor and newly fitted carpets, providing a blank canvas ready for immediate occupation. Externally, there is a low-maintenance front garden and a generous enclosed rear garden featuring a patio, lawn, pergola seating area and mature planting, offering excellent outdoor space for relaxation and entertaining.

Conveniently situated close to local amenities, schools and transport links, this well-presented home represents an excellent opportunity, and early viewing is highly recommended.

## Lounge

A bright and spacious front-facing reception room featuring a large window and glazed entrance door, allowing plenty of natural light. Finished with neutral décor and wood-effect flooring, the room also benefits from a useful built-in storage cupboard and radiator.

## Dining Room

A spacious dining room with neutral décor and wood-effect flooring, offering ample space for a family dining table and additional furnishings. Conveniently positioned between the lounge and kitchen, with access to the staircase leading to the first floor.

## Kitchen

A modern fitted kitchen comprising a range of shaker-style wall and base units with contrasting work surfaces and tiled splashbacks. Features include an integrated oven, electric hob with extractor hood, stainless steel sink unit, wood-effect flooring and a rear-facing window providing plenty of natural light. Access to the rear garden and bathroom.

## Bathroom

A modern three-piece bathroom comprising a panelled bath with shower and glass screen, vanity wash hand basin with storage, and low-level WC. Finished with contemporary tiling, tiled flooring and an obscured window to the rear.

## Bedroom One

A spacious double bedroom with a front-facing window, newly fitted carpet and neutral décor throughout. Offering ample space for bedroom furniture, the room also benefits from a radiator and plenty of natural light.

## Bedroom Two

A good-sized second bedroom featuring a rear-facing window, neutral décor and newly fitted carpet. Ideal as a guest bedroom, child's room or home office, with a radiator and ample space for bedroom furniture.

## Shower Room

A modern shower room fitted with a walk-in shower enclosure, pedestal wash hand basin and low-level WC. Finished with contemporary tiling and flooring, providing a useful additional bathroom facility.

## Loft Room

A versatile loft room featuring a skylight window, neutral décor and newly fitted carpet. Offering generous floor space, the room is ideal for use as a home office, hobby room or occasional bedroom, with useful eaves storage and a radiator.

## Externals

The property is set back from the road behind a fenced front garden with a gated pathway leading to the entrance door. Designed for low maintenance, the frontage enhances the property's kerb appeal while providing a pleasant approach to the home.

The property benefits from a generous enclosed rear garden, featuring a paved patio area leading to a gravelled section and an extensive lawn beyond. A timber pergola creates an attractive seating area, while raised borders and mature trees provide a pleasant outdoor setting. Fully enclosed by fencing, the garden offers excellent potential for entertaining, gardening and family enjoyment.

## Agents Note

- Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

- The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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