



3 Skegby Road, Huthwaite, NG17 2PL

Guide Price **£240,000**

DavidJames
the estate agent



3 Skegby Road

Huthwaite, Sutton-In-Ashfield

Council Tax band: B

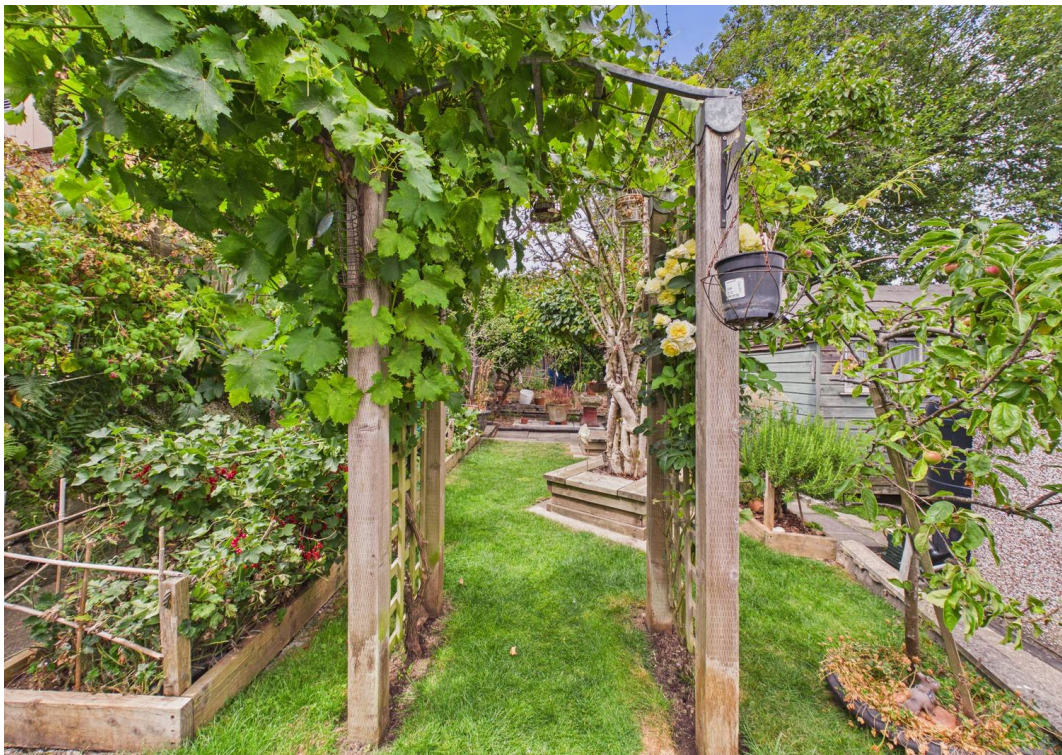
Tenure: Freehold

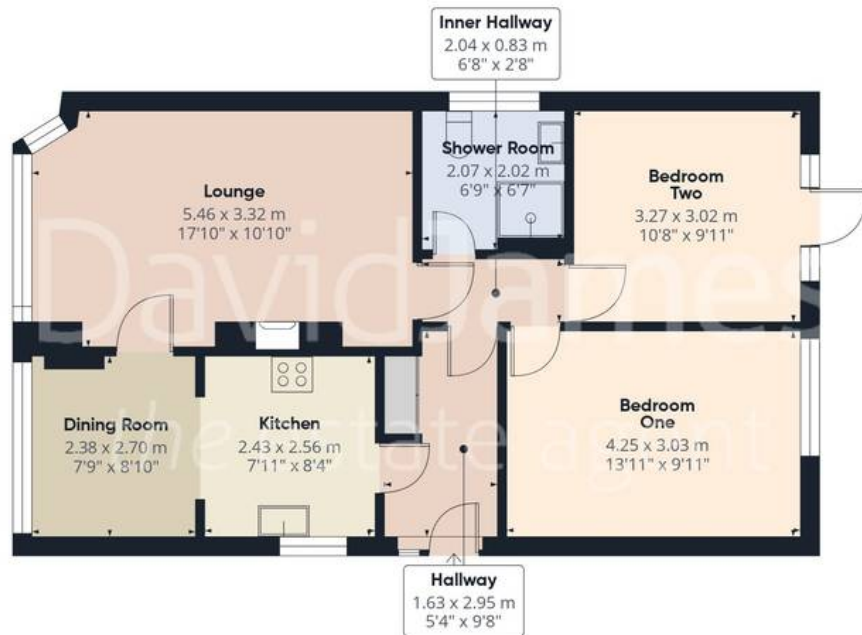
EPC Energy Efficiency Rating: D

- Well presented detached bungalow
- Two double bedrooms, bedroom one with fitted wardrobes, bedroom two with a glazed door to the rear garden
- Entrance hall with composite entrance door and cloaks storage cupboard
- Good sized lounge with bay window to the front elevation and feature fireplace with exposed brick detail and multi-fuel burner
- Kitchen with a range of white units, tiled flooring and integrated oven, hob and extractor, separate but adjoining dining room
- Modern, fully tiled shower room/Wc with corner shower cubicle with mains-fed shower
- Loft space, accessed by a pull-down ladder, which has been plaster-boarded, decorated and carpeted with power and lighting and separated into two sections with the main area having a skylight
- Gas central heating, UPVC double glazing, re-roofed in 2020
- Gated driveway provides tandem off road parking, garage and outside store
- Attractive rear garden with patio and raised area with central lawn, pergola and established planting, timber shed

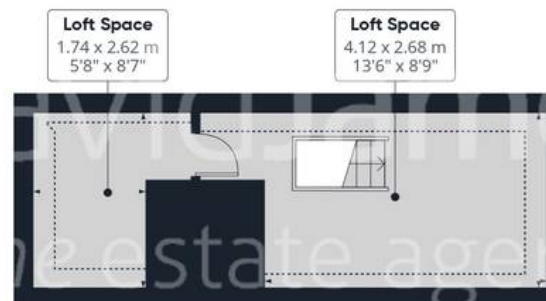








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

98.8 m²

1062 ft²

Reduced headroom

5.1 m²

55 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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