



## 20 MERYTON GROVE KIRKBY-IN-ASHFIELD, NG17 8SJ

£875 PER MONTH

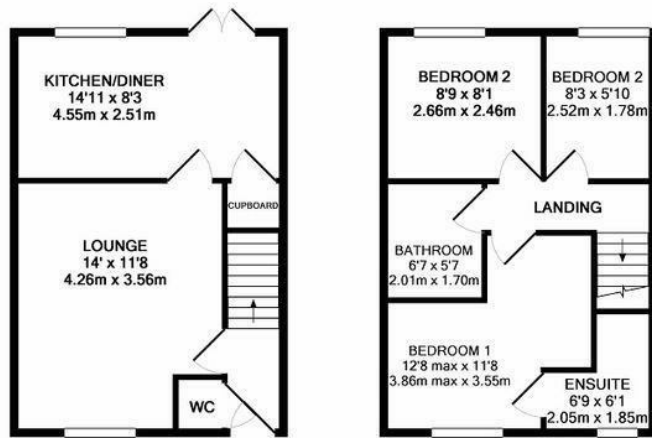
This three-bedroom home on a modern development in Kirkby-in-Ashfield offers straightforward, practical living that works well for everyday life.

Built in 2013, the property is laid out over two floors and gives you just under 900 sq ft of space. Downstairs, there's a good-sized living area with plenty of room for both relaxing and dining, along with a modern kitchen that's designed to be used day in, day out. The layout flows nicely and feels comfortable rather than cramped.

Upstairs, you've got three proper bedrooms, including a main bedroom with its own en-suite. There's also a family bathroom, plus a downstairs WC, which makes a big difference for busy households.



**White House**  
Lettings



GROUND FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>80</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	



# White House Lettings

White House Lettings Lettings  
Lower Portland  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements