



£850 pcm

Brand Lane, Stanton Hill, Sutton-in-Ashfield, NG17 3GH

EPC Rating C



Three Bedroom Mid-Terraced House – Convenient Location

This well-presented three-bedroom mid-terraced house is situated in a convenient location, with a variety of local amenities close by. The property benefits from uPVC double glazing and gas central heating with a combination boiler, ensuring comfort throughout the year.

The ground floor includes a spacious lounge and a separate dining room, providing ample space for both relaxation and entertaining. The modern kitchen is both practical and well-equipped, offering plenty of storage and work surfaces. The ground floor also provides access to a family bathroom.

Upstairs, you will find three generously sized bedrooms, making this home ideal for a growing family or professionals needing extra space. Externally, there is on-road parking, making it convenient for both residents and visitors. The courtyard garden to the rear offers a private outdoor area, perfect for enjoying the fresh air or outdoor dining.

This property is perfect for those seeking a comfortable home in a well-connected area with easy access to local shops, schools, and transport links. Early viewing is highly recommended to fully appreciate the space and potential this home offers.

LOUNGE 12' 4" x 10' 11" (3.76m x 3.35m)

DINING ROOM 12' 0" x 12' 4" (3.66m x 3.77m plus door recess)

KITCHEN 11' 9" x 6' 4" (3.59m x 1.95m)

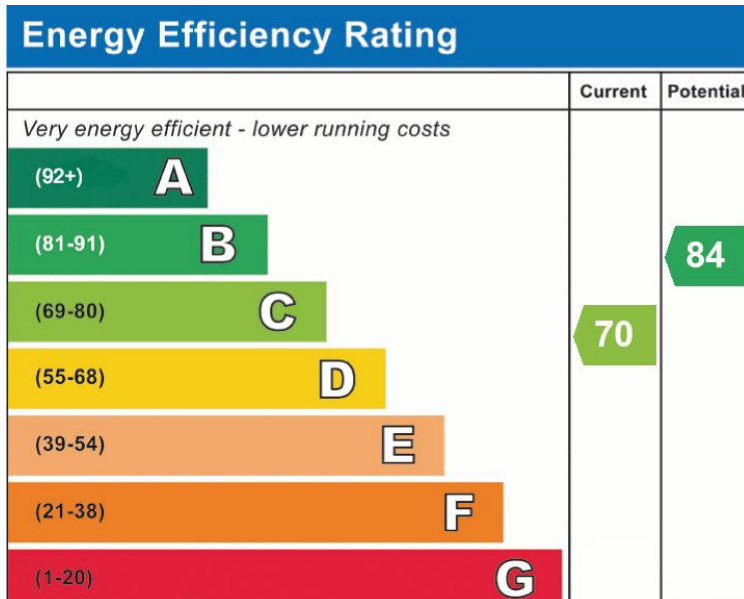
BATHROOM 6' 4" x 6' 6" (1.95m x 1.99m)

BEDROOM ONE 11' 0" x 12' 0" (3.37m x 3.68m)

BEDROOM TWO 12' 4" x 8' 11" (3.78m x 2.74m maximum)

BEDROOM THREE 11' 6" x 6' 5" (3.51m plus door recess x 1.96m)





COUNCIL TAX BAND: A

LOCAL AUTHORITY: Ashfield District Council

Periodic tenancy Deposit £980.76

Rental Affordability: Yearly Income Over
£25,500

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.

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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 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.



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