



lighthouse

estate agents



36 Cowpasture Lane, Sutton-In-Ashfield, NG17 5AR

Offers In The Region Of £300,000

Lighthouse Estate Agents are pleased to offer for the first time in its history this beautifully presented detached family home offering a perfect blend of comfort and style, with three well-proportioned bedrooms and spacious family bathroom. This property is ideal for families seeking a welcoming and spacious environment.

The property offers a front porch, entrance hall, reception lounge, dining room, downstairs W.C. kitchen diner, pantry/cloakroom and rear entrance porch. The first floor landing leads to three generous sized bedrooms and the family bathroom.

One of the standout features of this home is the mature gardens that surround the property. The beautifully landscaped garden offers a tranquil escape, perfect for enjoying sunny afternoons.

Additionally, the property includes a driveway, offering off-street parking for your convenience and a single attached garage. This feature is particularly valuable in a family home, ensuring that you have easy access to your vehicle.

In summary, this delightful detached house on Cowpasture Lane is a wonderful opportunity for those seeking a family home. With its spacious interiors, mature gardens, and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

No upward chain. VIEWING STRICTLY BY PRIOR APPOINTMENT.

Front Porch 9'3" x 3'3" (2.84 x 1.00)

Entrance Hall 16'4" x 6'2" (5.00 x 1.89)



Reception Lounge 18'8" x 13'0" (5.69 x 3.98)



Dining Room 15'6" x 12'7" (4.74 x 3.86)



Kitchen Diner 18'7" x 9'1" (5.67 x 2.78)



Pantry 6'1" x 5'7" (1.86 x 1.72)

Rear Porch 4'3" x 8'5" (1.31 x 2.57)



Downstairs W.C. 5'6" x 2'5" (1.70 x 0.74)

First Floor Landing 12'8" x 6'0" (3.87 x 1.84)



Bedroom One 12'5" x 13'1" (3.79 x 4.00)



Bedroom Two 12'11" x 12'8" (3.95 x 3.88)



Bedroom Three 12'7" x 9'4" (3.84 x 2.85)



Bathroom 9'6" x 8'5" (2.91 x 2.58)



property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Garage 19'2" x 11'9" (5.86 x 3.59)

Front Driveway & Garden



Rear Garden

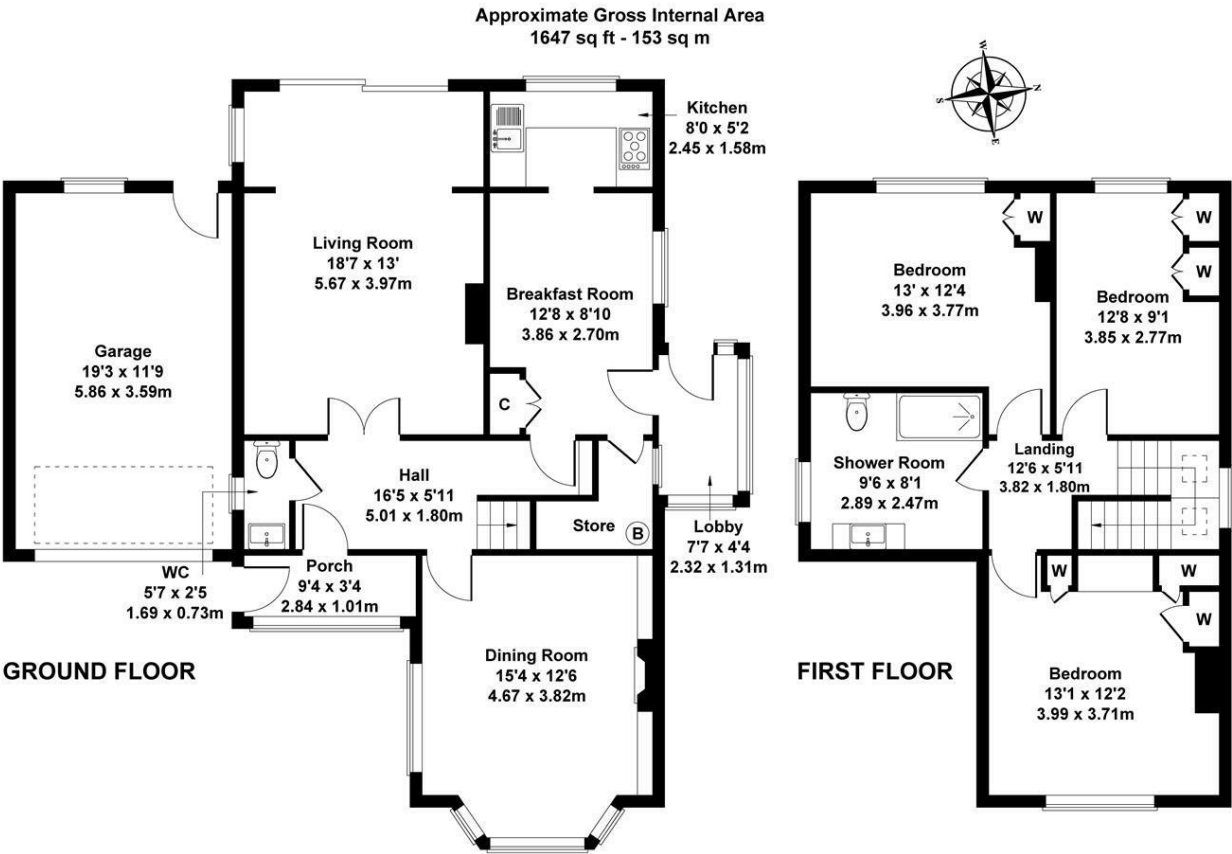


Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a

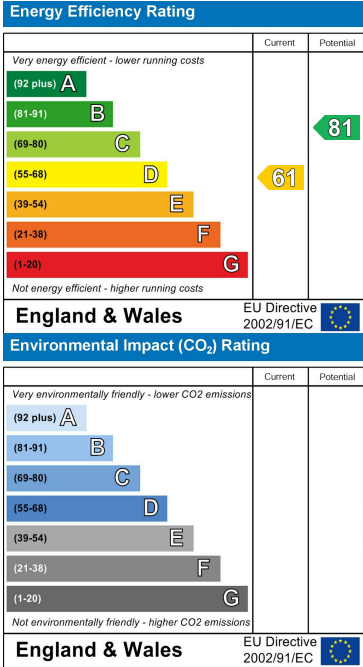
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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