



Leander Close
SUTTON-IN-ASHFIELD

burchell
edwards

Leander Close SUTTON-IN-ASHFIELD NG17 5BF

for sale guide price
£180,000 to £190,000



Property Description

Nestled on Leander Close in Sutton-in-Ashfield, this well-presented three-bedroom semi-detached home offers spacious accommodation ideal for families, first-time buyers, or those seeking a conveniently located property with low-maintenance outdoor space. The ground floor features a welcoming entrance hall, cloakroom/WC, a bright front-facing lounge with understairs storage, and double doors leading into a generous dining room with French doors opening to the rear garden. The modern kitchen is fitted with matching units, integral appliances, and provides direct access to the side elevation.

To the first floor, you will find three well-proportioned bedrooms along with a contemporary family bathroom. The loft space is insulated and lit, offering excellent storage potential. The property further benefits from allocated parking, a neat front elevation with shared access, and a private, enclosed rear garden complete with patio, shed electrics, outdoor sockets, tap, lighting, and secure gated access. With two reception rooms and a practical layout throughout, this home combines comfort and convenience in a sought-after location.



Entrance Hall

Welcoming entrance hall featuring a UPVC door, carpeted flooring, offering access to the ground floor accommodation.

Cloakroom / Wc

Practical cloakroom with a double-glazed opaque window to the front, ceramic toilet and wash hand basin, vinyl flooring, tiled splashback, wall-mounted radiator and consumer unit.

Lounge

A bright and comfortable lounge offering a carpeted floor, wall-mounted radiator, double-glazed front window, useful understairs storage, and double doors leading through to the dining room.

Dining Room

Spacious dining room with carpeted flooring, wall-mounted radiator, and double-glazed French doors opening onto the rear garden. Double doors connect back into the lounge.

Kitchen

Well-appointed kitchen including tiled flooring, a double-glazed rear window, matching wall and base units, inset stainless-steel sink and drainer, tiled splashback, integral electric oven with gas hob and cooker hood, wall-mounted radiator, and a UPVC back door to the side elevation.

First Floor Landing

Carpeted landing area with wall-mounted radiator, access to the loft, and an airing cupboard.

Bedroom One

Generous bedroom with carpeted floor, double-glazed front window, and wall-mounted radiator.

Bedroom Two

Good-sized second bedroom featuring carpeted flooring, a double-glazed rear window, and wall-mounted radiator.

Bedroom Three

Third bedroom with carpeted floor, double-glazed rear window, and wall-mounted radiator.

Bathroom

Modern family bathroom offering vinyl flooring, a bath with shower over, ceramic toilet and wash hand basin, shaver point, tiled splashback, wall-mounted radiator, and a double-glazed opaque window to the side.

Loft Space

Loft area with hatch access (no ladder), insulated, with lighting installed. Not boarded.

Externals – Front

Allocated parking to the side, slabbed frontage with a sloped path to the street, and shared access including wheelchair-friendly access.

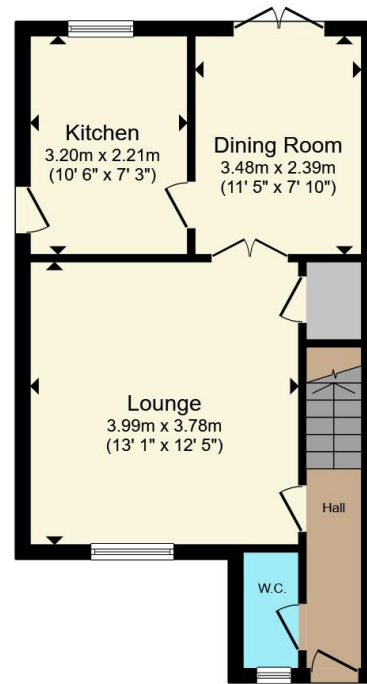
Externals – Rear

Enclosed rear garden with fencing, a shed equipped with electrics and external double sockets, slabbed patio area, outdoor tap and lighting, and a lockable side gate.

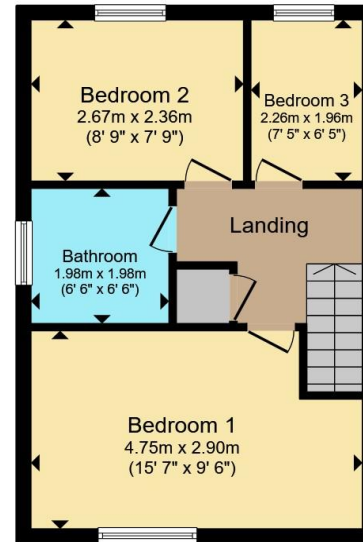








Ground Floor



First Floor

Total floor area 73.8 m² (794 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



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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: MFD209337 - 0004