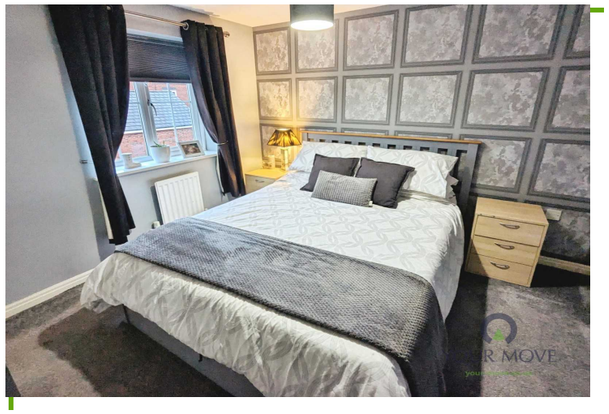
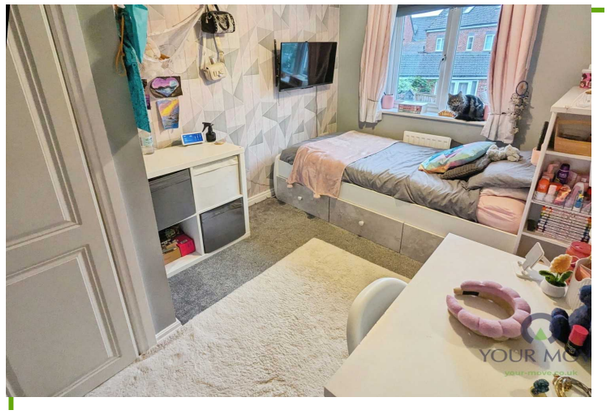


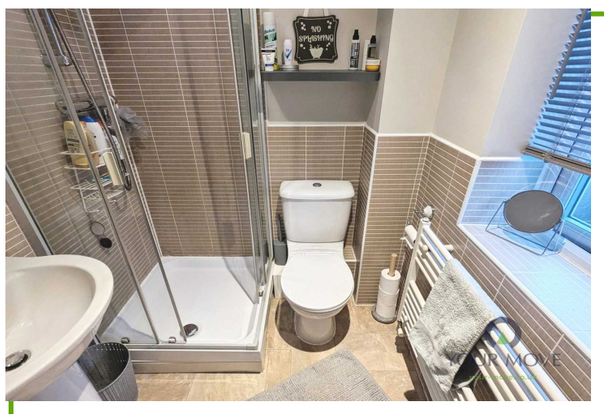














Linnet Close, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire,
NG17

Offers Over: £180,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Linnet Close, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17

Offers Over: £180,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A well-presented three-bedroom end Town House for sale in Kirkby-in-Ashfield, offering a modern breakfast kitchen, en-suite to the main bedroom, enclosed rear garden, garage with driveway and convenient access to local amenities, parks, schools and transport links to Nottingham and Mansfield.

Description
Take a LOOK at this well-presented three-bedroom end Town House in a popular residential area of Kirkby-in-Ashfield, Nottinghamshire.

The property opens into an entrance hall with a convenient ground floor W.C. At the front is a welcoming lounge with contemporary flooring, neutral décor and ample space for family seating, with stairs leading to the first floor. To the rear, a modern fitted breakfast kitchen features cream units, integrated oven, generous worktop space and room for a dining table. French doors provide good natural light and lead directly onto the rear garden.

Upstairs, there are three bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are well proportioned and served by a family bathroom with white suite. The house is offered in good condition throughout, with an EPC rating of C and Council Tax band B.

Outside, there is an enclosed rear garden with lawn and decking-style area, ideal for children to play or for outdoor dining. A garage with driveway offers useful parking and storage.

Linnet Close is well placed for local shops and amenities in Kirkby-in-Ashfield town centre, along with primary and secondary schools within easy reach. Nearby Kingsway Park and Titchfield Park provide green space and play areas. Kirkby-in-Ashfield railway station offers direct services to Nottingham in around 25–30 minutes and to Mansfield in under 10 minutes, while regular buses connect surrounding towns. Road links are strong, with the A38 and M1 accessible for commuting further afield.

Entrance Hall

Ground Floor W.C
Having a low flush W.C, wash hand basin.

Lounge
18' x 10'2" (5.49m x 3.1m)
A spacious room with a glazed window to the front, laminate flooring & stairs to the first floor.

Breakfast Kitchen
13'9" x 10'2" (4.2m x 3.1m)
A modern & bright room offering matching wall & base units with integrated appliances comprising of a Fridge Freezer, Washing Machine, gas bob & electric oven with extractor over, a window & French doors overlooking the rear garden & tiled flooring.

First Floor Landing

Bedroom 1
10' x 10'10" (3.05m x 3.3m)
Having a window to the front, built in wardrobe & access to the en-suite.

En-Suite
4'10" x 4'8" (1.47m x 1.42m)
Offering a shower cubical, low flush W.C, wash hand basin, part tiled walls & a window to the front.

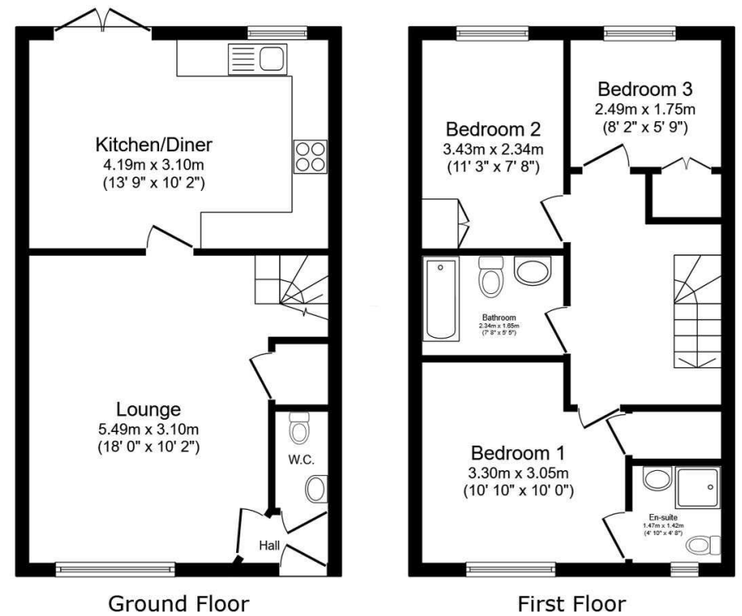
Bedroom 2
A good sized room with a window to the rear & built in wardrobe.

Bedroom 3
8'2" x 5'9" (2.5m x 1.75m)
Having a built in wardrobe & window to the rear.

Bathroom
7'8" x 5'5" (2.34m x 1.65m)
Offering a white suite comprising of a panelled bath, low flush W.C, wash hand basin & part tiled walls.

Rear Garden
The enclosed rear garden offers well stocked established borders, a covered pergola with decked area, fence surround, a side garden area allows for bins storage & a side gate leading to the driveway & garage.

Garage
8' x 18' (2.44m x 5.49m)
Having an up & over door, power & light, handy roof storage & a driveway to the front.



Ground Floor First Floor

Total floor area: 84.5 sq.m. (910 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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For full EPC please contact the branch.

Other important information about this property that you need to know can be found at your-move.co.uk

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.