

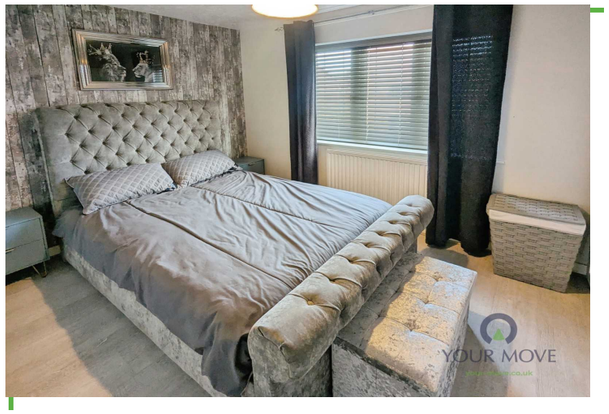


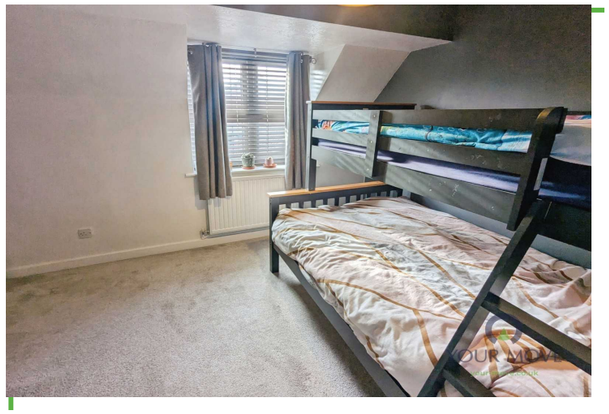












Lindrick Road, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire,
NG17

Asking Price: £180,000

Tenure: Freehold

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The Property Ombudsman

Lindrick Road, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17

Asking Price: £180,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D
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 two-bedroom semi-detached house for sale in Kirkby-in-Ashfield, offering a modern kitchen, bright lounge with garden access, driveway, detached garage, enclosed low-maintenance gardens and convenient access to local amenities and transport links, sold with no upward chain.

Description
For sale: a well-presented two-bedroom semi-detached house with driveway, garage and gardens, located in the popular town of Kirkby-in-Ashfield.

The ground floor offers a modern fitted kitchen with wood-effect worktops, integrated oven and hob, and practical herringbone-style flooring opening onto the rear garden to create a sociable living space.. A bright lounge sits to the front, with contemporary flooring, neutral décor and space for both seating and a dining area & stairs off to the first floor.

Upstairs are two bedrooms, including a comfortable double bedroom and a second bedroom currently arranged with bunk beds, both with neutral carpets and décor. The bathroom is in good condition, featuring a white suite with shower over the bath and full tiling. The property has an EPC rating of D and is in Council Tax band A.

Outside, the house benefits from a driveway leading to a detached garage, plus a low-maintenance front area. To the side and rear are enclosed gardens with paved and gravelled sections, offering private space for seating and planting.

Lindrick Road is well placed for everyday amenities in Kirkby-in-Ashfield, with shops, cafés and supermarkets on and around Station Street and the town centre. Nearby green spaces include Kingsway Park and Sutton Lawn. Kirkby-in-Ashfield train station is within easy reach, providing services to Nottingham in around 25–30 minutes and Mansfield in about 10 minutes, while the A38 and M1 are accessible for commuting by car.

Offered for sale with no upward chain, this is an attractive option for first-time buyers, downsizers or investors.

Entrance Porch
Having a upvc double glazed window & door to the front.

Lounge
17'4" x 12' (5.28m x 3.66m)
A welcoming room with open plan stairs, a upvc double glazed window to the front elevation & fireplace, a storage under the stairs & laminate flooring.

Kitchen
6'8" x 11'9" (2.03m x 3.58m)
Having a modern range of wall & base units with work surfaces over incorporating a gas hob with electric oven below & extractor over, further spaces for appliances & a upvc double glazed window & door to the rear elevation.

First Floor Landing

Bedroom 1
11'11" x 9'8" (3.63m x 2.95m)
A good sized double room with a upvc double glazed window to the rear elevation.

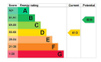
Bedroom 2
12' x 8'10" (3.66m x 2.7m)
Another good sized double bedroom with a upvc double glazed window to the front elevation & handy storage cupboard.

Bathroom
6'7" x 5'6" (2m x 1.68m)
Offering a white suite comprising of a panelled bath with shower over, low flush W.C & wash hand basin. A upvc double glazed window to the side elevation & part tiled walls.

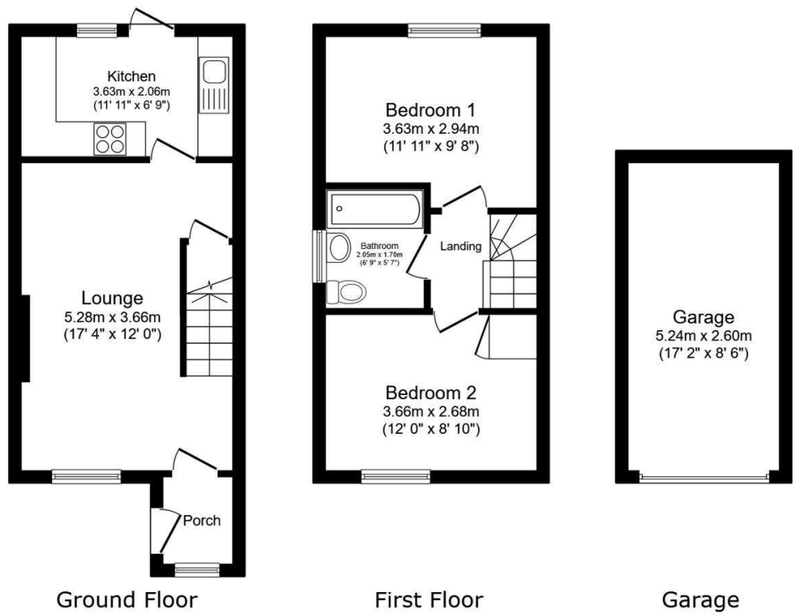
Rear Garden
The rear garden is mainly laid to lawn with a paved patio area, fence surround & raised borders, the garden continues to the side of the property with a gate leading to the front & driveway.

Garage
17'2" x 8'6" (5.23m x 2.6m)
A single garage with an up & over door.

Frontage
The front is open plan with a driveway & decorative gravel.



For full EPC please contact the branch.



Total floor area: 70.3 sq.m. (756 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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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements 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.

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