



## Garden Lane, Sutton In Ashfield, Notts, NG17 4LF

**Offers in the region of £115,000**

DO YOU NEED PLENTY OF SPACE?

THIS SUBSTANTIALLY LARGER THAN AVERAGE SEMI WILL BE IDEAL FOR YOU AND REPRESENTS EXCELLENT VALUE ON TODAY'S MARKET!

- Generous Living Accommodation
- Three Double Bedrooms
- Large Kitchen

**DESCRIPTION AND SITUATION**

This substantially larger than average traditional semi detached house will be of immediate interest to those who require plenty of living space complemented by three double bedrooms.



The property is found within a popular, established residential location that gains good access to local schools, the town centre and Sutton Lawn and Pleasure gardens.

The rear gardens are relatively small and easy to maintain making them ideal for those with a busy lifestyle.

The property is offered at a competitive price in todays buoyant market and we recommend an early inspection without hesitation.

**ACCOMMODATION**

The main accommodation with approximate room sizes may be more fully described as follows:

**FRONT ENTRANCE VESTIBULE**

With attractive original glazed Victorian tiling to the walls.

**ENTRANCE HALL**

With under stairs storage cupboard, ceramic tiled floor, central heating radiator.

**FRONT LIVING ROOM 15'5" X 13'5" INTO BAY (4.7 X 4.1 INTO BAY)**

Double glazed bay window to the front plus further double glazed window to the left hand elevation taking advantage of natural sunlight. Electric focal fire with decorative surround. Coving to the ceiling and central heating radiator.

**REAR LIVING ROOM 16'8" X 13'4"****(5.07 X 4.07)**

A beautifully proportioned, larger than average room with double glazed windows to two elevations. Central heating radiator. Staircase leading to the first floor accommodation.

**DINING KITCHEN 15'7" X 9'0"****(4.76 X 2.74)**

Equipped with a good range of base and wall mounted storage cupboards including a stainless steel single drainer sink unit, plumbing for washer. Plenty of space for a breakfast table. Ceramic tiled floor. Two central heating radiators. Double glazed UPVC window.

**LOBBY**

With ceramic tiled floor.

**W/C**

With central heating radiator and low level w.c.

**UTILITY ROOM/REAR PORCH 6'9" X 12'0" (2.05 X 3.66)**

With plumbing for washing machine, ceramic tiling to the floor. Double glazed windows to two elevations and double glazed UPVC doors leading to rear gardens.

**FIRST FLOOR****LANDING**

With hatch to the roof space and central heating radiator.

**BEDROOM 16'11" X 12'5" (5.16 X 3.78)**

A double bedroom with excellent proportions with double glazed windows to two elevations. Central heating radiator and inbuilt storage cupboard.

**BEDROOM 13'5" X 13'7"****(4.08 X 4.13)**

Double glazed windows to two elevations, inbuilt storage cupboard and central heating radiator.



**BEDROOM 9'0" X 10'4" (2.74 X 3.16)**

An excellent size third room which can be made even bigger by the removal of the original airing cupboard. Central heating radiator and double glazed window.



**BATHROOM/W.C 8'2" X 5'11" (2.5 X 1.81)**

Equipped with a modern suite in white comprising a bath with electric shower above, wash hand basin, w.c. Double glazed window and central heating radiator.



**OUTSIDE:**

The property stands on a corner plot with a return frontage to Charles Street. There is a forecourt garden. At the back of the property double wrought iron gates give access to a concrete yard which provides ample off street parking.



**TENURE**

Freehold with vacant possession upon completion.

**VIEWING**

Arranged with pleasure via the sole selling Agents.

barnes

EST. 1932

Floor Plans

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