



£225,000 Freehold

LOWER MEADOW LANE | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2TH

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME...You will be stunned at the generous proportions, modern layout and amazing plot this home has on offer. Finished to an impeccable standard this stunning three bedroomed link-detached property offers the full package! Located in a popular residential area, offering a range of local amenities and good access leading into the town centre, we are certain this house will make the perfect family home!

As soon as you walk through you will instantly feel at home with the bright and spacious lounge being the first room to catch your eye. This room has a lovely homely feel to it and features dual aspect to the front and rear allowing for tonnes of natural light to flood through. Heading on further you will find a stunning kitchen fitted with a range of stylish gloss units and modern integrated appliances. This room benefits from an entrance door leading out to the driveway and has plenty of space for a dining table, making this a perfect space to entertain friends and family. Completing this floor is a useful downstairs WC.

Upstairs will continue to impress with three wonderfully presented bedrooms with the master having the luxury of its own walk-in wardrobe. There is also a lovely family bathroom fitted with a suite in white. Outside compliments this property well with a neatly presented garden to the front with a driveway providing off-street parking and access to the garage. To the rear there is an easy to maintain enclosed garden which is mainly laid to lawn with a lovely patio seating area, a fantastic place for all the family to enjoy. This home is too good to miss, so what are you waiting for? Call now to arrange a viewing!





Entrance Hall

With carpet flooring, stairs off to the first floor and access to;

Living Room 9'2" x 21'11"

With laminate flooring, two radiators, tv point, a window to the front and patio doors to the rear garden.

Kitchen Diner 9'9" x 15'9"

Fitted with beautiful white, high gloss wall base and drawer units and contrasting work surfaces above and sink inset. Appliances include an integrated oven, gas hob, extractor and a fridge freezer. The room is finished with tiled flooring, ample seating space, a radiator, a window to the

rear and an entrance door to the side aspect.

WC

With low flush WC, hand wash basin, radiator and a window to the front elevation.

Bedroom One 9'5" x 13'1"

With carpet flooring, radiator, storage cupboard and a window to the front elevation. Further to this is a walk in wardrobe which is fitted with carpet flooring, radiator and a window to the front.

Bedroom Two 8'7" x 9'5"

With carpet flooring, radiator and a window to the rear.



Bedroom Three 6'9" x 9'10"

With carpet flooring, radiator and a window to the rear.

Bathroom 7'6" x 9'2"

Fitted with a three piece suite in white which includes a low flush WC, hand wash basin and a panelled bath with an overhead shower. The room is finished with laminate flooring, part tiled walls and a window to the side elevation.

Outside

Offering a driveway to the side aspect which leads to a single garage. The rear garden is beautifully presented with a patio seating space which steps up to mature lawns with decorative borders.



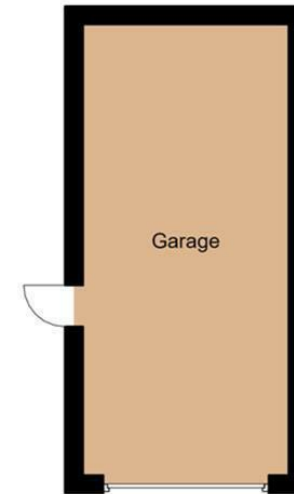
Ground Floor
42sq.m / 451.48sq.ft
Approx.



First Floor
43sq.m / 458.17sq.ft
Approx.



Outbuilding
17sq.m / 186.08sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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