



£270,000 Freehold

15 LAWNS ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9JL

**BuckleyBrown**  
ESTATE AGENTS



## YOUR NEXT MOVE!...

Positioned in the ever-popular area of Kirkby-in-Ashfield, this three-bedroom detached bungalow presents an excellent opportunity to enjoy comfortable living in a well-connected setting. Designed across a single level, the property combines a practical layout with generously sized rooms, making it particularly appealing for those seeking ease of access without compromising on space.

Stepping inside, you are greeted by a welcoming entrance hall that leads through to the main living spaces. The living room is both cosy and inviting, with a feature fireplace creating a charming focal point. Generous in size and filled with natural light, it is the perfect space for relaxing, entertaining, or spending time with family. The kitchen is well equipped with a range of units, worktop space, and a practical breakfast bar. Whether preparing meals or enjoying a morning coffee, this space is designed to suit everyday living.

The bungalow offers three well-proportioned bedrooms, each thoughtfully arranged to provide comfortable and versatile accommodation. These rooms can be used as sleeping quarters, guest rooms, or even a home office if required. A family bathroom and a separate WC add convenience and complete the internal layout.

Externally, the property continues to impress. To the front, a driveway and garage provide ample off-street parking, along with useful storage or workshop space. The rear garden has been thoughtfully arranged to offer both relaxation and low-maintenance living. The neatly laid lawn provides a touch of greenery, all enclosed by secure fencing that creates a safe and welcoming outdoor retreat.

Call today to arrange a viewing!!!





#### Entrance Hall

With surrounding doors providing access into;

#### Kitchen 8'1" x 12'10"

Complete with a range of cabinetry and worktop surfaces. It features an inset sink and drainer and space for appliances. With windows to the front and side elevation.

#### Living Room 11'11" x 16'6"

With carpeted flooring, feature fireplace and windows to the front and side elevation.

#### Bedroom One 11'8" x 11'11"

With carpeted flooring and a window to the rear elevation.

#### Bedroom Two 11'8" x 10'2"

With carpeted flooring and a window to the side elevation.

#### Bedroom Three 8'10" x 8'6"

With carpeted flooring and a window to the rear elevation.

#### Bathroom 5'3" x 6'8"

Complete with a bath with an over head shower, hand wash basin and a window to the side elevation.

#### WC

Complete with a low flush WC, hand wash basin and a window to the side elevation.

#### Outside

The front of the property benefits from a driveway and garage, providing ample off-street parking. The rear garden offers a gravel seating area, laid lawn and surrounding fencing. Not to mention this property features beautiful views from the front and rear.



#### Garage 11'6" x 34'5"

Accessible from the front and side elevation.









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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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