



Guide Price £170,000 Freehold

27 LABURNUM AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8LQ

BuckleyBrown
ESTATE AGENTS

READY TO MOVE IN!

Situated in the popular area of Kirkby-in-Ashfield, this well-presented three-bedroom home offers spacious and versatile accommodation, making it an excellent choice for families or buyers looking for flexible living space. Not to mention wonderful surrounding walks only a few minutes away.

The property welcomes you with a bright and spacious living room positioned to the front, benefiting from dual-aspect windows and a stylish media wall, creating a comfortable space to relax. The living area flows seamlessly into the dining room, which features a charming fireplace with a log burner, adding warmth and character to the home. From here, access leads through to a conservatory overlooking the rear garden, providing an additional reception area perfect for enjoying the garden throughout the year.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, along with integrated appliances including a double oven, gas hob with extractor hood, and a built-in wine fridge. The ground floor also benefits from a beautifully presented modern four-piece bathroom suite, featuring a walk-in double shower and panelled bath.

To the first floor, the property offers three well-proportioned bedrooms. The third bedroom benefits from the added convenience of its own WC, providing additional practicality for modern living.

Externally, the property benefits from a fully enclosed rear garden designed for low maintenance, with a courtyard-style layout and patio seating area, ideal for outdoor dining and relaxing during the warmer months.

Offering bright and spacious accommodation throughout, this fantastic home is located close to local amenities, schools and transport links within Kirkby-in-Ashfield, making it a property that must be viewed to be fully appreciated.

Call the office now to arrange your viewing!





Entrance Hall

Allowing access to;

Living Room 11'8" x 11'11"

A spacious living room positioned to the front of the property, flooded with natural light thanks to dual-aspect windows. The room features a stylish media wall, laminate wood-effect flooring, and a central heating radiator, with an open aspect leading through to the dining area, creating a sociable and airy living space.

Dining room 11'8" x 10'5"

The wood-effect flooring continues seamlessly from the living area into the dining room, enhancing the open-plan feel. This bright and versatile space benefits from dual-aspect windows and features a charming fireplace with a log burner, creating a cosy focal point. Ideally positioned with easy access to the kitchen, the room is perfect for dining but could also be adapted for a variety of uses.

Conservatory 6'8" x 9'10"

Accessed from the dining area, the conservatory offers a pleasant additional reception space with windows to the side and rear elevations, allowing lovely views over the rear garden. A perfect spot to relax and enjoy the garden, particularly during the warmer months.

Kitchen 9'2" x 9'10"

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating an inset sink and drainer. Integrated appliances include a double oven housed within a tall unit, a gas hob with extractor hood above, and a built-in mini wine fridge, with further space available for additional appliances. The room also benefits from tiled flooring, a window to the side elevation, and access through to the conservatory. Further benefits from underfloor heating.

Bathroom 9'2" x 6'8"

Located on the ground floor, this well-presented



and modern four-piece bathroom suite comprises a panelled bath with shower fittings, a walk-in double shower enclosure, vanity wash hand basin, and a low-level WC. The room is finished with tiled flooring, panelled walls, a stylish illuminated mirror, and a black heated towel rail, along with a window to the rear elevation allowing natural light. Benefits from underfloor heating.

Landing

Allowing access to;

Bedroom One 15'10" x 11'5"

A spacious double bedroom featuring carpeted flooring, a central heating radiator, and a window to the front elevation.

Bedroom Two 9'2" x 12'7"

A further generously sized bedroom with carpeted flooring, a central heating radiator, and a window overlooking the rear garden.

Bedroom Three 9'4" x 9'10"

A well-proportioned third bedroom with the added benefit of its own WC. The room features carpeted flooring, a central heating radiator, and a window to the rear elevation.

WC 3'3" x 3'3"

Accessed from bedroom three, the WC comprises a low-level WC and pedestal wash hand basin.

Outside

To the rear of the property is a landscaped and fully enclosed garden, ideal for enjoying summer days and evenings. The space includes a low-maintenance courtyard-style area with a slabbed patio seating area, perfect for outdoor dining and relaxation.





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			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(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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