



Offers Over £270,000 Freehold

7A BUTTERY LANE | | SUTTON-IN-ASHFIELD | NG17 3DZ

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CHAIN FREE !!

GARAGE TO THE REAR OF THE PROPERTY !

FULL OF CHARACTER AND CHARM...This beautifully presented three-bedroom detached house is full of character and has clearly been a much-loved family home over the years. Set in a desirable area of Skegby, it offers a perfect blend of traditional charm and modern comfort, ideal for growing families or those seeking extra space.

The ground floor boasts a spacious living room with a large bay window that fills the room with natural light showcasing the panoramic countryside views. Just off the lounge is a study, perfect for working from home. To the rear, the open-plan kitchen diner providing a fantastic space for entertaining, complemented by a convenient downstairs WC.

Upstairs, you'll find three well-proportioned double bedrooms, two of which benefit from built-in wardrobes. The main bedroom also features a stylish en-suite bathroom. A modern family bathroom serves the rest of the floor, offering practicality and comfort for everyday living.

Outside, the home is equally impressive, with a generous paved driveway at the front providing ample off-street parking. To the rear, a spacious, private grass and stone flagged garden with flowerbeds is ideal for relaxing or hosting, complete with two garages (one used as a garden-room, offering excellent entertaining, storage or workshop space).

Call now to arrange your viewing!





Hall
Carpeted flooring leading into ground floor rooms.

Living Room 20'6" x 11'7"
Carpeted living room with central heating radiator and a bay window to the front elevation along with a normal window.

Kitchen/Dining Room 15'8" x 10'9"
This spacious open-plan kitchen and dining area is designed for both functionality and style. Featuring matching fitted cupboards and generous worktop space, the kitchen includes a range of integrated appliances such as an oven, gas hob, and inset sink. There is ample room for additional appliances to suit your needs. The layout offers the perfect balance of practicality and comfort, with patio doors at the rear

opening onto the garden—flooding the space with natural light. There is also plenty of room to accommodate your preferred dining furniture, making it an ideal setting for everyday living and entertaining.

WC
Low flush WC and hand wash basin.

Study
Currently utilised as a private study.

Landing
Landing leading up to first floor rooms.

Bedroom One 12'7" x 11'8"
Carpeted flooring, central heating radiator, window to the front elevation with access to its own en suite.

En Suite 7'3" x 7'1"
Three piece en suite with shower cubical, low flush WC and hand wash basin.

Bedroom Two 9'3" x 10'11"
Carpeted bedroom with central heating radiator, built in wardrobe, window to the rear elevation.

Bedroom Three 7'5" x 11'11"
Carpeted bedroom with built in wardrobe and window to the front elevation.

Bathroom 5'11" x 7'5"
Three piece family bathroom with bath and shower over, hand wash basin and low flush WC.

Garage 14'10" x 20'0"
Ample space for storage/vehicles.

Garage/Outdoor entertaining area 14'8" x 15'10"
Ample space for entertaining/storage/vehicles.

Outside
Driveway to the front with space for multiple cars, to the rear is two garages (one used as a garden-room for entertaining and private grass and stone flagged garden with flowerbeds - great for outdoor dining).





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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			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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