



## 110 Kingsway

Kirkby-In-Ashfield, Nottinghamshire NG17 7EP

**Offers Over £200,000**

- AN EYE-CATCHING, THREE BEDROOMED, SEMI-DETACHED PROPERTY.
- ENTRANCE HALL, LEADING TO THE LOUNGE WITH BAY WINDOW AND BRICK FIREPLACE.
- SIDE/REAR ENTRANCE AREA, PROVIDING ACCESS TO THE GROUND FLOOR WC.
- SUPERB BATHROOM – ROLL TOP BATH, SHOWER CUBICLE, WASH BASIN AND WC.
- BEAUTIFUL REAR GARDEN WITH LAWN AND BLOCK PAVING, INCORPORATING SEAT.
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING.
- SPACIOUS, FITTED BREAKFAST KITCHEN INCLUDING DOUBLE OVEN AND GAS HOB.
- TWO DOUBLE BEDROOMS (ONE WITH BAY) AND SINGLE BEDROOM WITH WARDROBE.
- WELL STOCKED FRONT GARDEN, WHICH POTENTIALLY PROVIDES OFF ROAD PARKING.
- EXCELLENT LOCATION FOR ACCESS TO KIRKBY HIGH STREET AND M1 MOTORWAY.

### Viewing

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

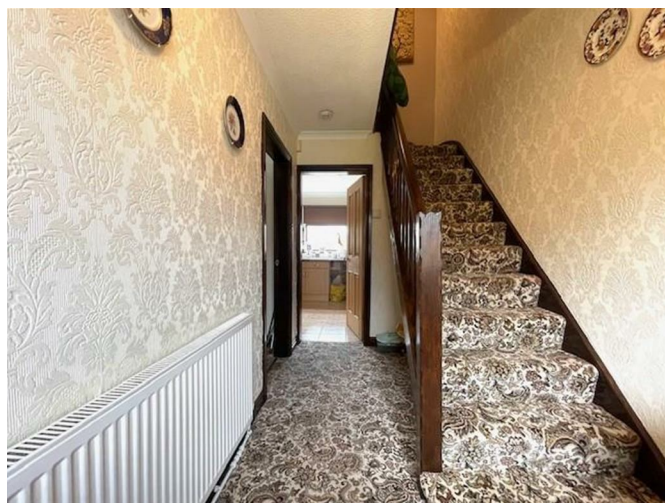
### Directions

Leave Mansfield on the A60 Nottingham Road and on the outskirts of the town, turn right onto Derby Road. As you approach Kirkby, turn right onto Diamond Avenue. At the bottom of here, turn left onto Kingsway. The property is further down here on the right-hand side.

### Accommodation comprises

#### Entrance hall

UPVC front door, radiator, spindle stairs and built in under stair cupboard.



#### Lounge

**13'6 into bay x 12'10 (4.11m into bay x 3.91m)**

UPVC double glazed bay window to the front, radiator and coving. Brick fireplace and plinths, raised hearth and recessed fireplace.



#### Breakfast Kitchen

**16'2 x 10'1 (4.93m x 3.07m)**

Wall and base units, marble effect work tops and enamel sink unit and single drainer. Built in electric oven, separate gas hob and cooker hood. Ornamental, brick chimney breast having inset shelf. Tiled flooring, radiator, built in cloaks and double UPVC rear aspect.



#### Side/Rear entrance

UPVC door and tiled flooring.

#### Ground floor WC

Housing the wall mounted combination boiler.

#### First Floor

##### Landing

Access to the loft space.

##### Bedroom 1

**14'0 into bay x 11'10 (4.27m into bay x 3.61m )**

UPVC double glazed bay to the front. Radiator.



##### Bedroom 2

**11'5 x 10'1 (3.48m x 3.07m)**

Radiator. UPVC rear elevation, with lovely views.



### Bedroom 3

6'10 inc wardrobes x 6'10 (2.08m inc wardrobes x 2.08m)

Shelved double cupboard. UPVC double glazed front elevation. Radiator.

### Bathroom

Superb bathroom comprising reproduction, roll top bath, large quadrant shower cubicle, wash basin in vanity and WC. Fully tiled, chrome towel radiator and UPVC obscure glaze.



### Outside

There is a formal garden to the front, with herbaceous borders and lawn. There is the possibility to create off street parking, subject to any required approval. The rear garden is a particular feature of the property. Again, well established, with shrub borders, lawn and large block paved patio having curved, stone seat. Beyond the garden is a green open space.



The property is in council tax band A (Ashfield District Council).

### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5881/17.04.2026

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

