



**Alexandra Street, Kirkby-in-Ashfield**  
Nottingham, Nottinghamshire, NG17 7JH



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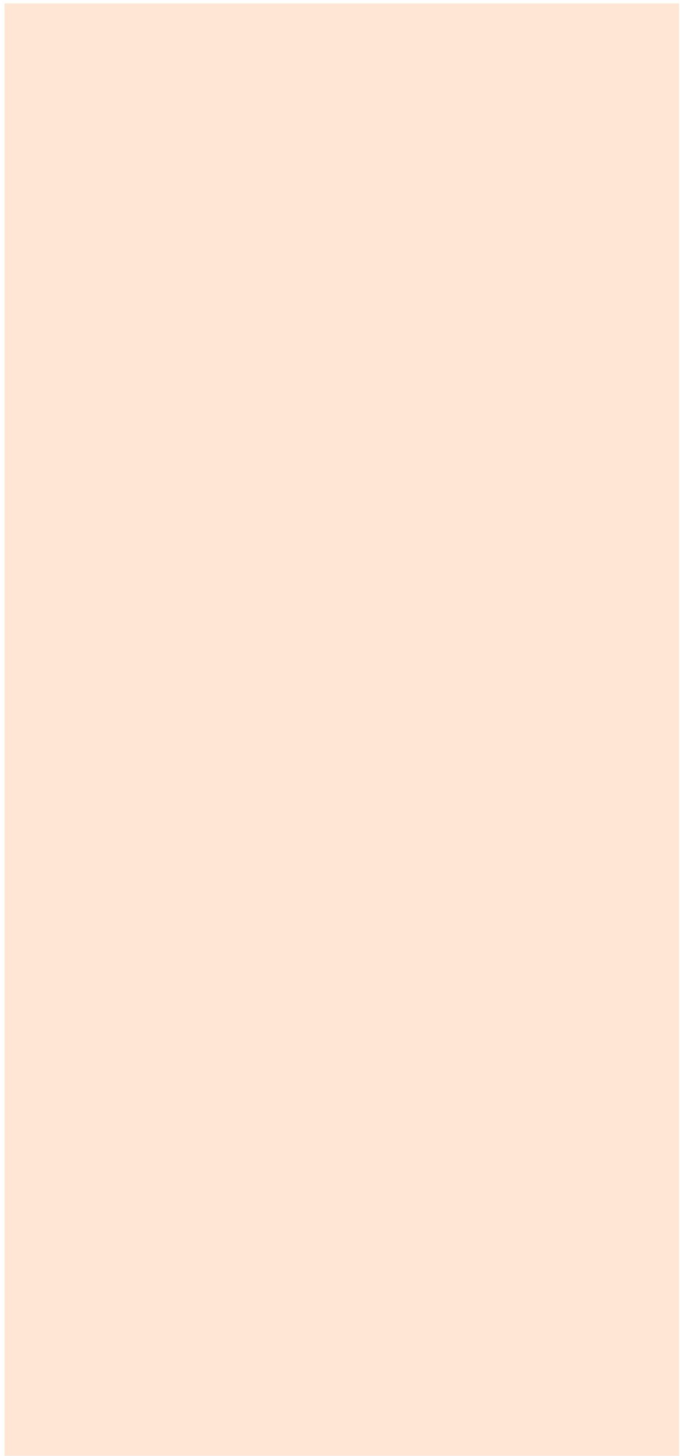
**\*\*A PERFECT FAMILY HOME WITH A LARGE REAR GARDEN, GARAGE AND TANDEM GARAGE, AND MUCH MORE\*\***

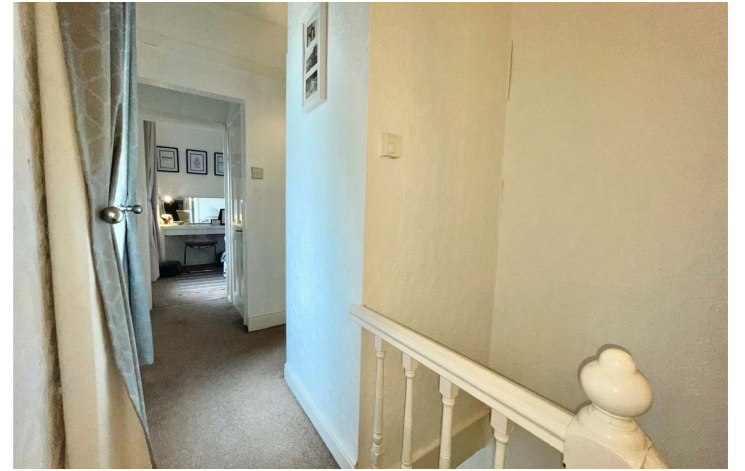
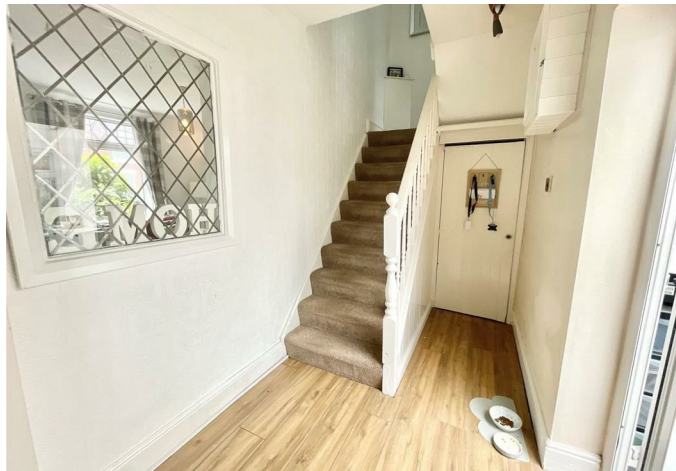
New for July 2023, is this very spacious family home which briefly comprises of the following: Entrance hall leading into an open plan dining room, lounge to the front elevation, kitchen, conservatory, store cupboard, inner hallway with stairs rising into the family bathroom.

First floor: Landing with store cupboard, a secondary shower room has been installed, 3 light and airy bedrooms all with modern décor.

Externally: This charming property is set back off the road and filled with a variety of shrubs, access to the rear boasting a long tandem driveway leading up to a detached garage. The rear garden is mainly laid to lawn, paved patio area and a timber pergola meaning this is a perfect place for families to really enjoy.



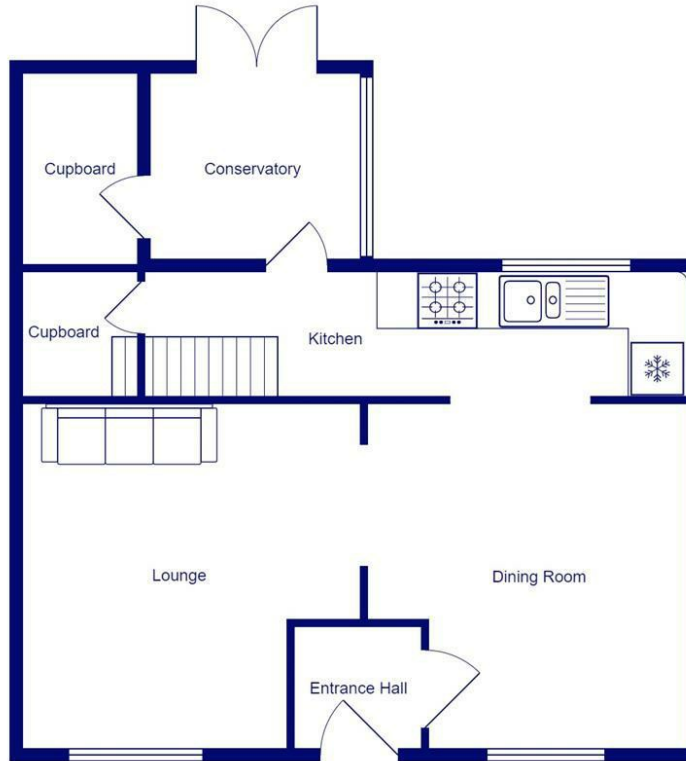




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

Ground floor: 34.5m squared



First floor: 29.7m squared



#### COUNCIL TAX INFORMATION:

Local Authority: Ashfield District Council  
Council Tax Band: A

#### AGENTS NOTE – DRAFT PARTICULARS:

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