



Alexandra Street, Kirkby-In-Ashfield
Nottingham, Nottinghamshire, NG17 7JH



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NG17 7 1L**

****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.



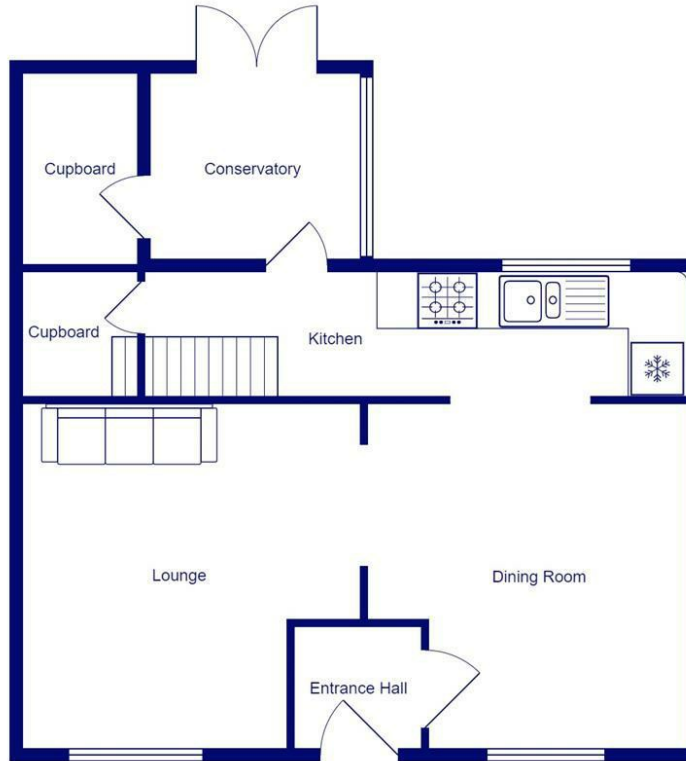




Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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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