



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.

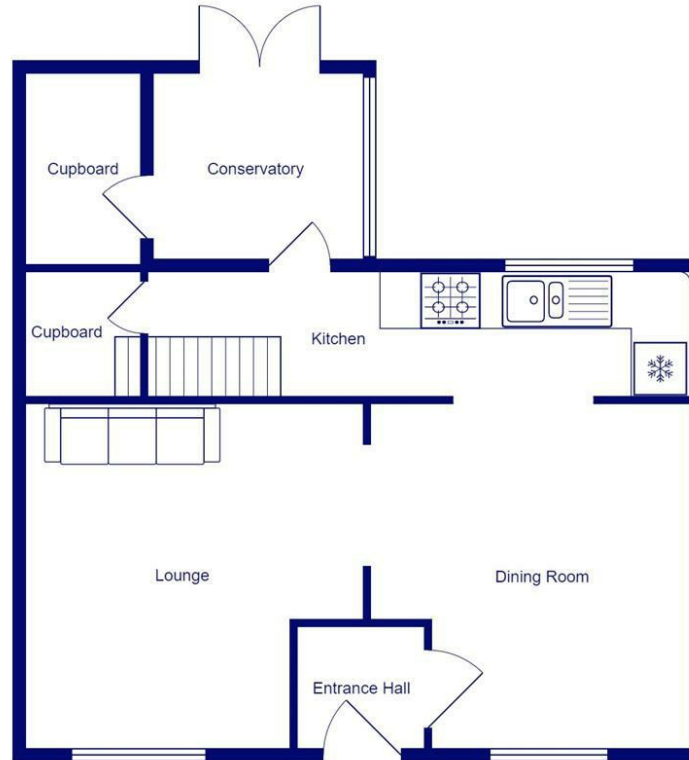




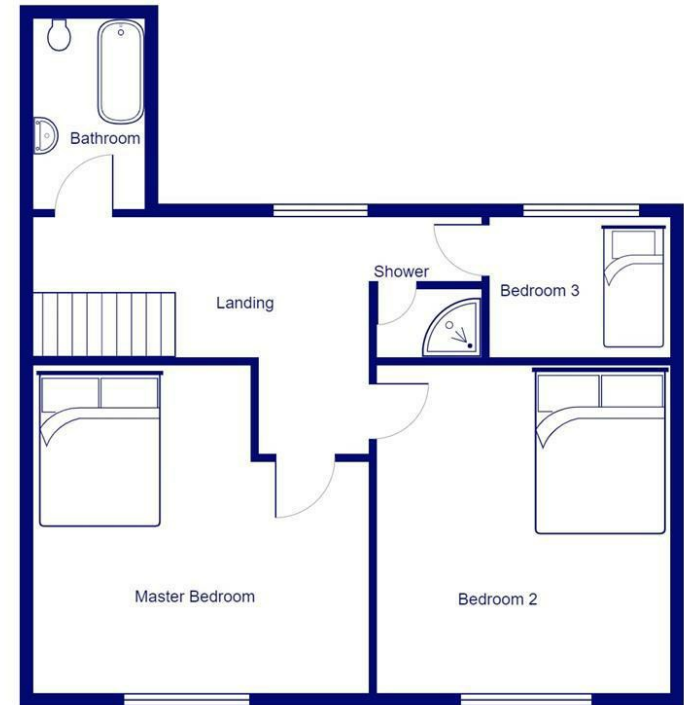


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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