



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



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NG17 7 1U**

**\*\*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.

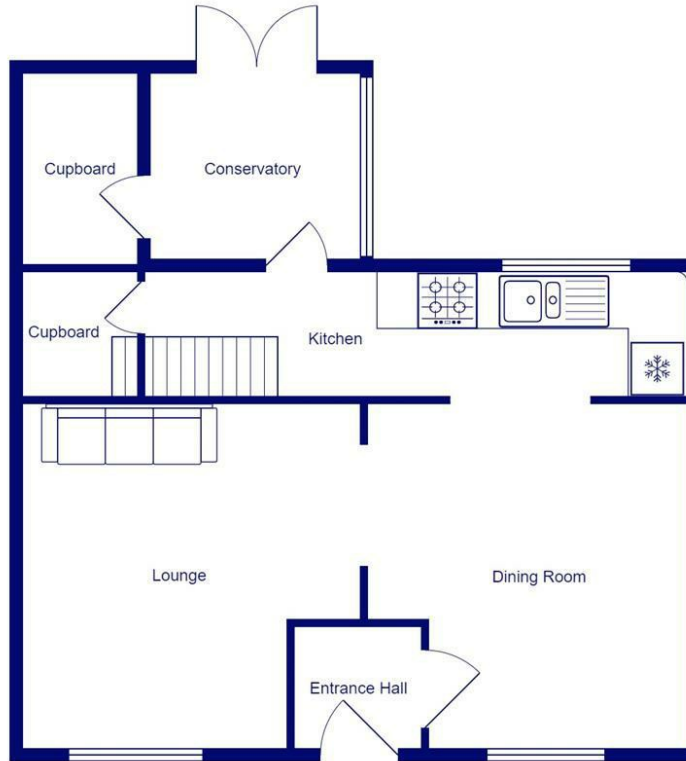






| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (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<br>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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