



lighthouse lettings



£1,250 PCM* fees apply

38 Cowpasture Lane, Sutton-In-Ashfield, Nottinghamshire, NG17 5AF

38 Cowpasture Lane, Sutton-In-Ashfield, Nottinghamshire, NG17 5AF

*****AVAILABLE FORM 2ND JULY 2026*****PLEASE STILL SEND YOUR DETAILS OVER VIA THE FROM ON RIGHTMOVE AND WE WILL PUT YOU IN THE FILE FOR THIS PROPERTY. A VIEWING WILL BE ARRANGED EITHER ON OR AFTER 2ND JULY.

Lighthouse Estate Agents are pleased to offer this five bedroom, three bathroom semi detached property is now available to rent. Within close proximity of the M1 and within walking distance of the town centre. Briefly comprising of kitchen/diner with wall and base units, electric oven, gas hob and extractor, ideal for family dining with space for a dining table. The spacious lounge has patio doors to the rear garden and also has facility for dining space if required. There is also the benefit of a ground floor shower room and separate utility room with side access. There are five bedrooms over two floors with four to the first floor, the master has an en-suite shower room and there is a family bathroom. The fifth bedroom and small dressing room/store room is on the third floor. The property is very well presented and benefits from a sunny rear garden and off road parking for two cars to the front and a single garage. EPC: C

Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

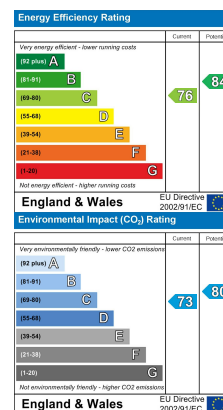
evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions



Lighthouse Estate Agents Ltd.

Registered Office: 28 Low Moor Road, Kirkby-in-Ashfield, Nottinghamshire, NG17 7BP

Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk

www.lighthouse-estateagents.co.uk

