



**36 Grendon Way, Sutton-In-Ashfield
Nottinghamshire NG17 3EW
£800 Per month**

Modern family home... this fully furnished 3 bed semi-detached property is situated in the popular location of Skegby, it is conveniently located to local schools and amenities, perfect for families.

The property benefits from an entrance hallway, lounge, downstairs W.C and a kitchen/dining room to the ground floor. To the first floor are three bedrooms and the family shower room. The property further benefits from gas central heating and double glazing. There is a rear enclosed garden, attached garage and off street parking is provided by a driveway to the front of the property.

This property is offered to working applicants only and has a strict non smoking and no pet policy.



Entrance Hall

Intimate entrance, ideal for storing coats and shoes, leading to....

W.C

White two piece suite, neutrally decorated and tiled flooring.

Living Room

Off the entrance hall, you are invited into a spacious and light living space, stairs lead to first floor and door to open plan kitchen/diner...

Open Plan Kitchen/Dining Area

Fully fitted kitchen with integrated Fridge Freezer, Hob and Oven. Space for white goods. The kitchen opens out into the dining area, presenting the perfect space for family and friends to socialise around the table. Patio doors lead to the rear garden.

Master Bedroom

Good sized Master Bedroom to the front elevation of the property, adequate space for full bedroom furnishings, fitted wardrobes, neutral decor and carpet.

Family Bathroom

Spacious and modern family shower room with modern white suite, separate quadrant shower cubicle, chrome fixtures and fittings, tiled flooring.

Bedroom Two

Spacious and light double bedroom to the rear elevation of the property. Neutrally decorated and finished with neutral contemporary carpet and convenient fitted wardrobe space.

Bedroom Three/ Study

Single bedroom which could also be used as a study/office with views to the front elevation. Neutrally decorated and finished with a neutral contemporary carpet.

Rear Garden

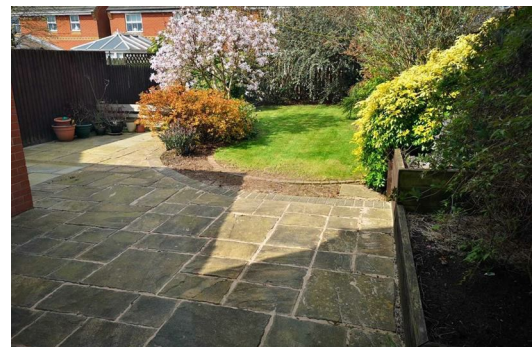
Enclosed private rear garden with patio, lawn area and established borders; accessed via the open plan kitchen/dining area.

Attached Garage

Attached spacious garage, perfect extension for extra storage with rear access from the enclosed gardens.

Viewing Arrangements

For accompanied viewings on this beautiful property, please contact us on 01623 392352 or email us on info@smithandcoestates.co.uk



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