



12 Lansbury Road, Sutton-In-Ashfield - NG17 5DL

Guide Price **£170,000**

DavidJames
the estate agent



12 Lansbury Road

Sutton-In-Ashfield

NO CHAIN! Well-presented three-bedroom home with parking for multiple vehicles, stylish kitchen, good-sized rear garden with summerhouse and excellent access to the A38 and M1.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

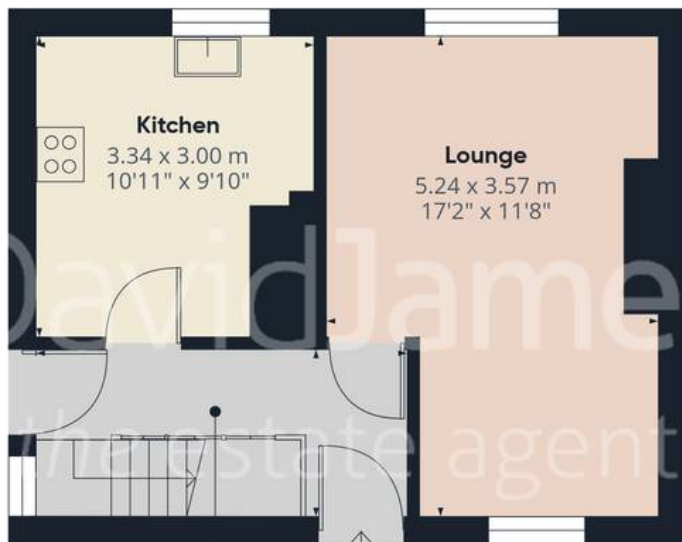
EPC Environmental Impact Rating: D

- Well-presented semi-detached family home
- Offered for sale with no onward chain
- Convenient Sutton-in-Ashfield location with easy access to the A38 and M1
- Spacious lounge with plenty of room for comfortable seating
- Stylish shaker-style kitchen with a breakfast bar and integrated appliances
- Three well-proportioned bedrooms
- Contemporary bathroom with mains-fed rainfall shower over the bath
- Good-sized rear garden with low-maintenance decking
- Wooden summerhouse/shed with electricity and lighting
- Generous driveway providing off-street parking for up to four vehicles



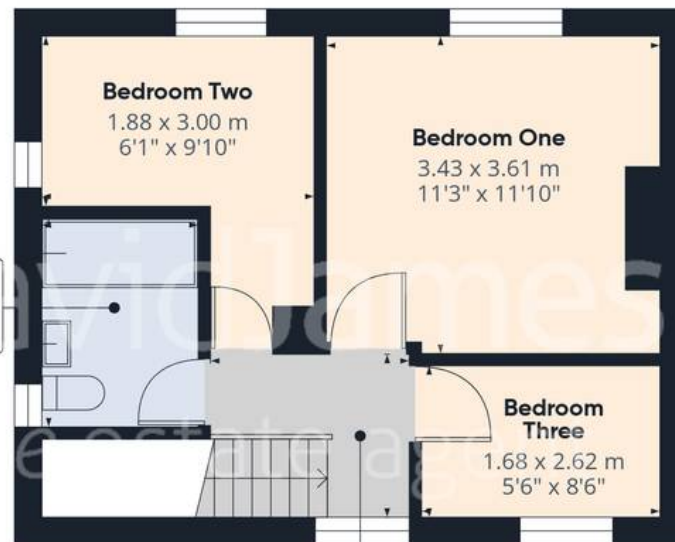






Hallway
1.80 x 3.97 m
5'10" x 13'0"

Floor 0 Building 1



Landing
1.81 x 2.14 m
5'11" x 7'0"

Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

73 m²

786 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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