

6 Lindley Avenue, Sutton-In-Ashfield - NG17 2SY

Guide Price **£220,000**

DavidJames
the estate agent







6 Lindley Avenue

Sutton-In-Ashfield

NO CHAIN! Spacious and versatile modern 4 bed semi featuring dining kitchen, bright lounge and conservatory alongside an en-suite, family bathroom and south-facing garden plus a garage and driveway!
Council Tax band: C

Tenure: Freehold

- Modern three-storey semi-detached home
- Offered to the market with no upward chain
- Within walking distance of Sutton-in-Ashfield's shops, supermarkets, leisure facilities and bus links
- Welcoming entrance hallway with a convenient ground floor WC
- Fitted kitchen with integrated cooking appliances and ample space for dining
- Spacious lounge with a feature fireplace and adjoining conservatory
- Four well-proportioned bedrooms (main bedroom with en-suite)
- Three-piece first floor family bathroom with a white suite
- South-facing rear garden featuring paved patio, lawn and greenhouse
- Garage and tandem driveway providing off-street parking for multiple vehicles

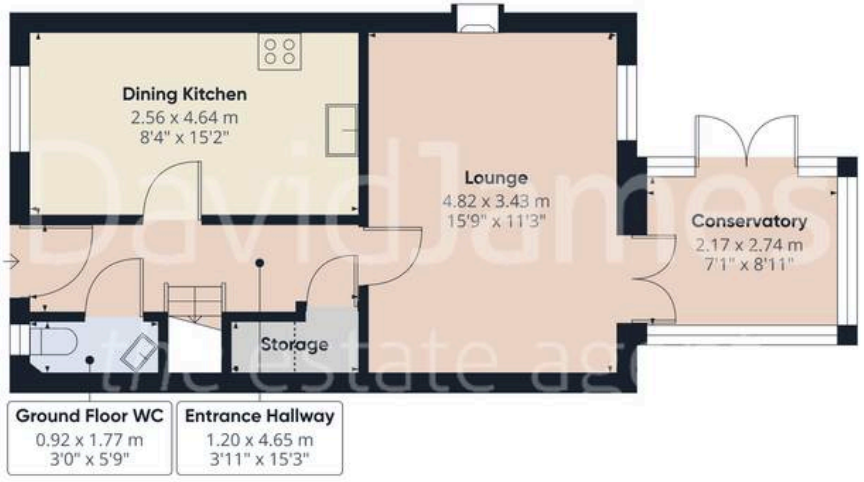




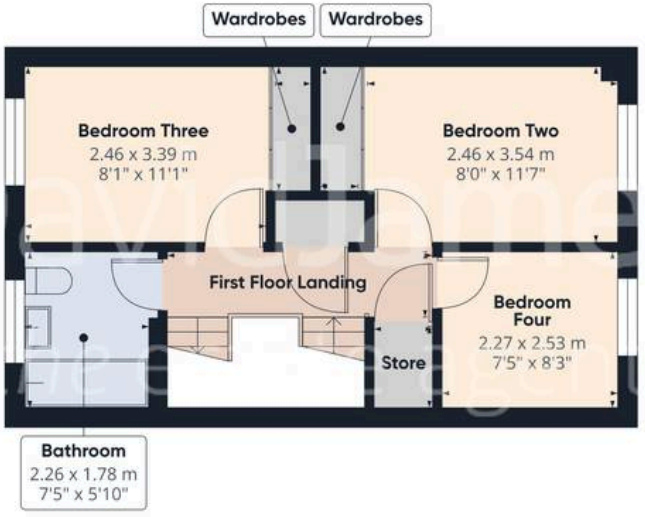








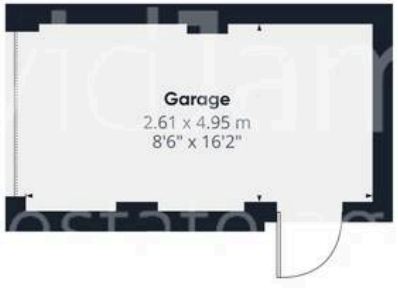
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area(1)

94.7 m²

1021 ft²

Reduced headroom

5.3 m²

57 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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