



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

Guide Price **£225,000**

DavidJames
the estate agent



41 Lindley Avenue

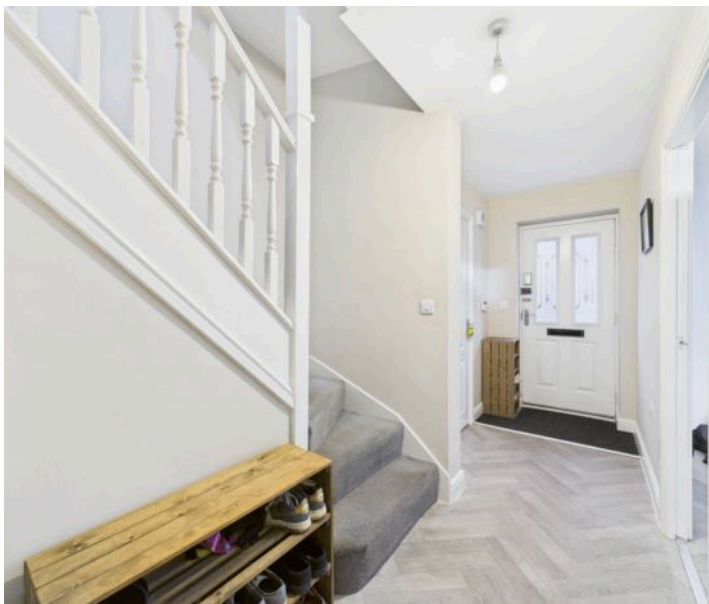
SUTTON-IN-ASHFIELD, Sutton-In-Ashfield

Modern four-bed, two-bath townhouse with stylish decor, spacious reception, modern kitchen, private patio, driveway, garage, and excellent storage. Ideal for family living.
Council Tax band: C

Tenure: Freehold

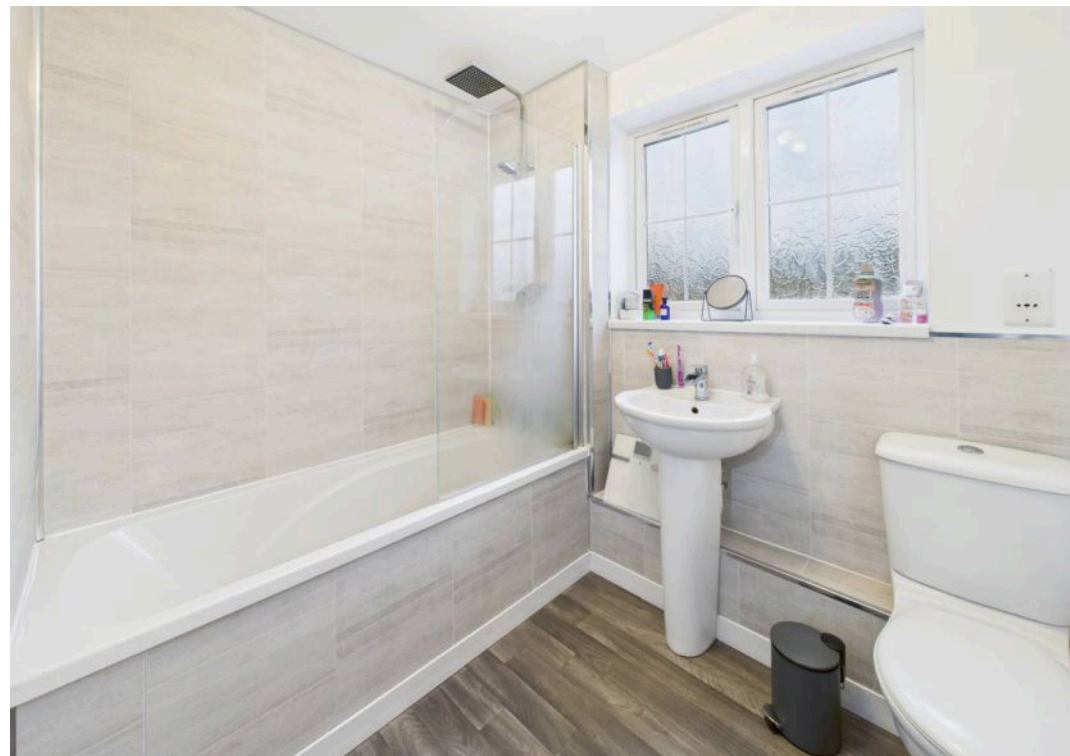
EPC Energy Efficiency Rating: C

- Modern and well presented three-storey mid townhouse
- Four bedrooms set over the first and second floors, second floor bedroom one with en-suite shower room/Wc
- Entrance hall with understairs storage cupboard, ground floor Wc
- Lounge with French doors to the rear garden
- Dining kitchen with grey units and integrated oven and hob
- First floor bathroom/Wc with white suite and mains-fed shower
- Gas central heating, UPVC double glazing, alarm system
- Enclosed lawned rear garden with patio
- Driveway and garage situated to the rear of the property
- Spacious accommodation which would suit the family marketplace











Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

96.2 m²

1035 ft²

Reduced headroom

3.6 m²

39 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.

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