

| England & Wales | |
|---------------------------------------------|-------|
| EU Directive 2002/91/EC | |
| Min energy rating - higher rating is better | |
| A | 1-10 |
| B | 11-15 |
| C | 16-20 |
| D | 21-25 |
| E | 26-30 |
| F | 31-35 |
| G | 36-50 |

| England & Wales | |
|---------------------------------------------|-------|
| EU Directive 2002/91/EC | |
| Min energy rating - higher rating is better | |
| A | 1-10 |
| B | 11-15 |
| C | 16-20 |
| D | 21-25 |
| E | 26-30 |
| F | 31-35 |
| G | 36-50 |

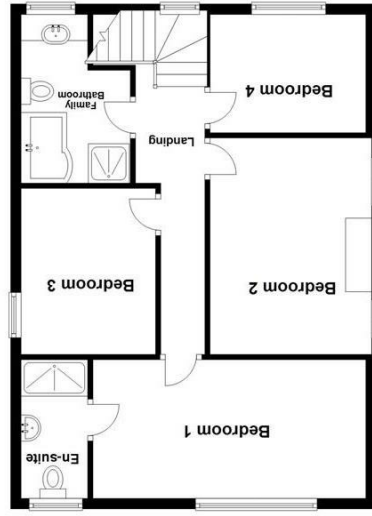


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com

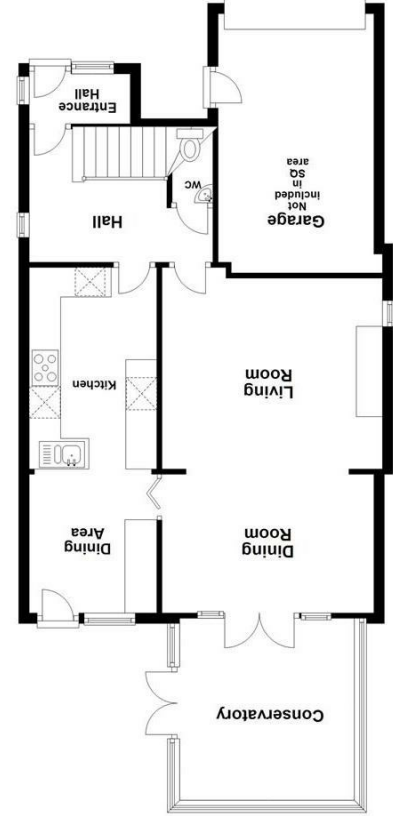
John Sankey
 Estate Agents Valuers Surveyors Lettings

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only. Plan produced using PlanIt.

Total area: approx. 129.2 sq. metres (1390.7 sq. feet)



First Floor
 Approx. 62.1 sq. metres (666.5 sq. feet)



Ground Floor
 Approx. 67.1 sq. metres (722.1 sq. feet)



John Sankey

30 Bourne Avenue, Kirkby In Ashfield, Nottinghamshire, NG17 7FD
 £265,000

John Sankey
 Estate Agents Valuers Surveyors Lettings

Bourne Avenue

Kirkby In Ashfield

****NO UPWARD CHAIN**** This fantastic FOUR BEDROOMED Detached Property offers more accommodation than first impressions may have you believe. Benefiting from an extension to the rear of the property, this home now boasts an entrance porch which leads to an entrance hall with engineered timber flooring, there is a fantastic size lounge with open plan access into the dining room with a kitchen just off. The fitted kitchen offers integral appliances and further space for a breakfast table, there is a uPVC double glazed conservatory which provides a fantastic space to relax and enjoys views of the landscaped rear garden. A further benefit to the ground floor is a downstairs w.c. The first floor continues to impress offering four very well proportioned bedrooms with the main having an en suite shower room. There is a spacious separate four piece bathroom suite with a jacuzzi bath and further benefits include GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. Externally the property offers a driveway providing off road parking with a GARAGE and up and over door and as before mentioned the landscaped rear garden is perfect for children to play as it is enclosed by timber fence panels, there is a decked seating area and lawn with raised flower beds and the shed at the bottom will also be included and offers power.

Bourne Avenue is located in a fantastic cul-de-sac position within close proximity to local shops and amenities and road links to Nottingham and the M1 are also available. An early viewing is highly recommended to truly appreciate the size of accommodation this property offers.

How to find the property

Take the Nottingham Road A60 out of Mansfield to the traffic lights by West Notts College, at the lights turn right onto Derby Road continuing straight ahead for approximately three miles continuing straight on at the traffic lights by Diamond Avenue past Hollingwell Golf Course until approaching the traffic lights by the Shoulder of Mutton hill where you turn right following the road to the right onto Kingsway before taking the fourth right turn into Bourne Avenue where the property is located on the right hand side clearly marked by one of our signboards.

Ground Floor

Entrance Porch

Accessed via a uPVC double glazed door, there is tiled flooring and a uPVC door leading into the main entrance hall.

Main Entrance Hall

The welcoming entrance hall has solid wood flooring, internal doors lead to the lounge, kitchen and downstairs w.c, there is a central heating radiator, power points and stairs rise to the first floor.

Lounge

13'9" maximum x 11'11"

A fantastic size main lounge having a stone effect gas fire centrepiece sits as the central feature, there is coving to the ceiling, central heating radiator, a uPVC double glazed window to the side aspect, television and power points and open access into the dining room.

Dining Room

13'4" x 8'9"

The dining room is a fantastic size space with open plan access from the lounge, comfortably seating at least six to eight people, the dining area has uPVC double glazed doors which provide access into the conservatory, a central heating radiator, coving to the ceiling, television point and bi folding door to the kitchen.

Conservatory

11'7" x 9'11"

A fantastic space providing an ideal space to relax, there is a central heating radiator which makes the conservatory useable all year round, there are television and power points so this room could also double up as a second reception room, there are uPVC double glazed windows and doors providing views and access out to the rear garden and a ceiling light with fan.

Kitchen

22'5" x 8'8"

A fantastic size extended dining kitchen offering a range of wall and base units with integral appliances including a freezer and dishwasher, there is space and plumbing for a washing machine, a roll edge work surface houses a five ring gas hob with extractor above, there is an eye level double oven and complimentary tiled splashbacks and a one and a half bowl sink and drainer unit with a mixer tap, there is space and plumbing for a washing machine, a further dining area which would quite comfortably take a breakfast table, a central heating radiator, spotlights to the ceiling along with coving and a uPVC double glazed window and door providing access out to the rear garden.

Downstairs W.C.

Offers a low flush w.c. and a sink with mixer tap, there is a uPVC double glazed window to the front aspect.

First Floor

Loft

The loft is partially boarded for storage with a pull down loft ladder and the gas central heating boiler is also located here.

Bedroom No. 1

17'3" x 8'8"

This fantastic size bedroom forms part of the extension and overlooks the rear of the property with uPVC double glazed windows providing elevated views to the garden, there is engineered solid wood flooring, a central heating radiator, coving and spotlights to the ceiling, television and power points and an internal door leading into the en suite.

En Suite

Comprises of a three piece suite offering a low flush w.c., a pedestal sink with tiled splashbacks and a shower cubicle with a rainfall style shower, there is a uPVC double glazed window to the rear aspect, a heated towel rail and spotlights to the ceiling.

Bedroom No. 2

13'9" x 10'5" maximum

Another fantastic size double bedroom having two uPVC double glazed windows to the side aspect providing the room with light, a central heating radiator, coving to the ceiling, television and power points.

Bedroom No. 3

10'7" x 8'11" maximum

This third bedroom is again a double bedroom having a uPVC double glazed window to the side aspect providing light, a central heating radiator, coving to the ceiling and power points.

Bedroom No. 4

10'2" x 7'4"

A generous size fourth bedroom provides elevated views of the local area, there is a uPVC double glazed window to the front aspect which provides the room with light, a central heating radiator and power points.

Bathroom

Comprises of a four piece suite comprising briefly of a low flush w.c., a vanity style sink unit inset into a work surface with storage beneath and mixer tap, a corner jacuzzi bath with mixer shower attachment and a separate shower cubicle with an electric shower, there is part tiling to the walls and fully tiled flooring and a chrome heated towel rail with a uPVC double glazed window to the front aspect.

Outside

Gardens Front

The front has a brick boundary wall with gates which in turn lead to a driveway providing off road parking, there is a low maintenance pebbled frontage and a path leading to the front entrance door, there is also a garage with up and over door, power and lighting and access to the side of the property leads round to the rear garden.

Gardens Rear

A fantastic sized garden landscaped to include an 'L' shaped and spacious decked patio seating area with steps leading to a lawn with dug out borders and raised rockery flower beds, there are fenced boundaries, an external power point and a gate to the side which leads round to the front. The shed will also be included within the property sale and benefits from power.

