



20 MERYTON GROVE KIRKBY-IN-ASHFIELD, NG17 8SJ

£925 PER MONTH

Set on a modern residential development in Kirkby-in-Ashfield, this well-proportioned three-bedroom terraced home offers practical, comfortable living suited to professionals or families looking for a longer-term let.

Built in 2013, the house is arranged over two floors and provides just under 900 sq ft of usable living space. The ground floor centres around a generous living room with space to relax and dine, alongside a modern fitted kitchen designed for everyday use rather than show. The layout works well for day-to-day life and doesn't feel cramped.

Upstairs are three proper bedrooms, including a main bedroom with its own en-suite. A further family bathroom and a ground floor WC mean there's no queueing in the mornings, even with a full household.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements