



## 42 SHAWCROFT NOTTINGHAMSHIRE, NG17 4AS

£895 PCM

Nestled in the tranquil area of Shawcroft, Sutton In Ashfield, Nottinghamshire, this charming semi-detached house presents an excellent opportunity for those seeking a long-term rental. The property boasts two well-proportioned bedrooms, making it ideal for small families or professionals looking for a comfortable living space.

Upon entering, you will find a welcoming reception room that is perfect for relaxation or entertaining guests. The home has been newly decorated, providing a fresh and modern feel throughout. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the off-road parking, which accommodates up to three vehicles, a rare find in many homes. This added convenience allows for hassle-free parking and easy access to the property.



**White House**  
Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



**White House**  
Lettings

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01623 403032  
enquiries@whitehouselettings.co.uk  
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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