



## 179 KIRKBY ROAD SUTTON-IN-ASHFIELD, NG17 1GQ

£895 PER MONTH

Nestled on the charming Kirkby Road in Sutton-In-Ashfield, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household. The property features a long driveway that accommodates parking for up to four vehicles, providing ease and security for your vehicles.

One of the standout features of this home is the lovely private rear garden, a tranquil oasis perfect for enjoying sunny afternoons or hosting barbecues with friends and family. The garden offers a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumbs.



**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**  
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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