



## 34 FRANDERGROUND DRIVE KIRKBY-IN-ASHFIELD, NG17 8QE

£1,250 PER MONTH

Built in the year 2000, this house spans 926 square feet and has recently undergone a full premium refurbishment, ensuring that it is in pristine condition and ready for you to move in without any hassle. A property completed to this high standard is rare on the rental market. The open plan kitchen and dining room provide a perfect setting for entertaining or simply enjoying a cozy meal with loved ones.

The well appointed kitchen has an American style fridge freezer, integrated dishwasher and washing machine in the utility room.

You will also find three really nice size bedrooms with a well appointed ensuite to the master



**White House**  
Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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

White House Lettings Lettings  
Lower Portland  
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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