



**ONE MONTH  
FREE RENT**



**DEPOSIT FREE  
OPTIONS AVAILABLE**

Portland Fields, Sutton In Ashfield, NG17

**£1,185 PCM**

\* Rent Free – Limited Time Offer\*

Location, Travel & Local Community

Welcome to Portland Fields Sutton In Ashfield - a charming semi-detached house that could be your next dream home!

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life.

Education & SCHOOLS NEARBY

The area provides excellent opportunities for children aged 4-18, with a range of schools ranging from Kindergartens all the way up to Primary schools all within 1.5 miles of the site. Making the school run quick and easy.

About Your Home - THE GRANTHAM

Presenting The Grantham, a remarkable double-fronted home that seamlessly combines timeless architectural charm with modern living. Upon entering, you'll be welcomed by a warm and inviting entrance hallway, complete with a convenient ground-floor W/C and a storage closet under the stairs to meet your storage needs.

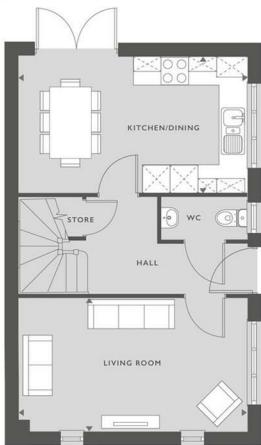


**THE GRANTHAM**

THREE BEDROOM HOME

850 SQFT

79.0 M<sup>2</sup>



**GROUND FLOOR**

KITCHEN/DINING 4.89M X 2.95M 16' X 9'8"

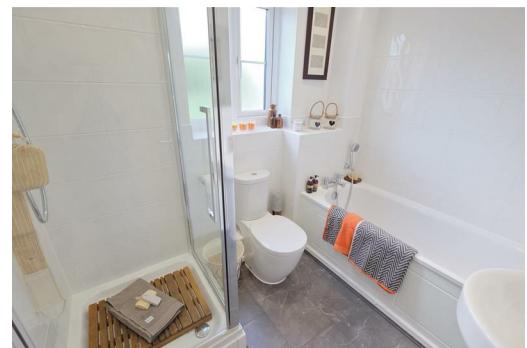
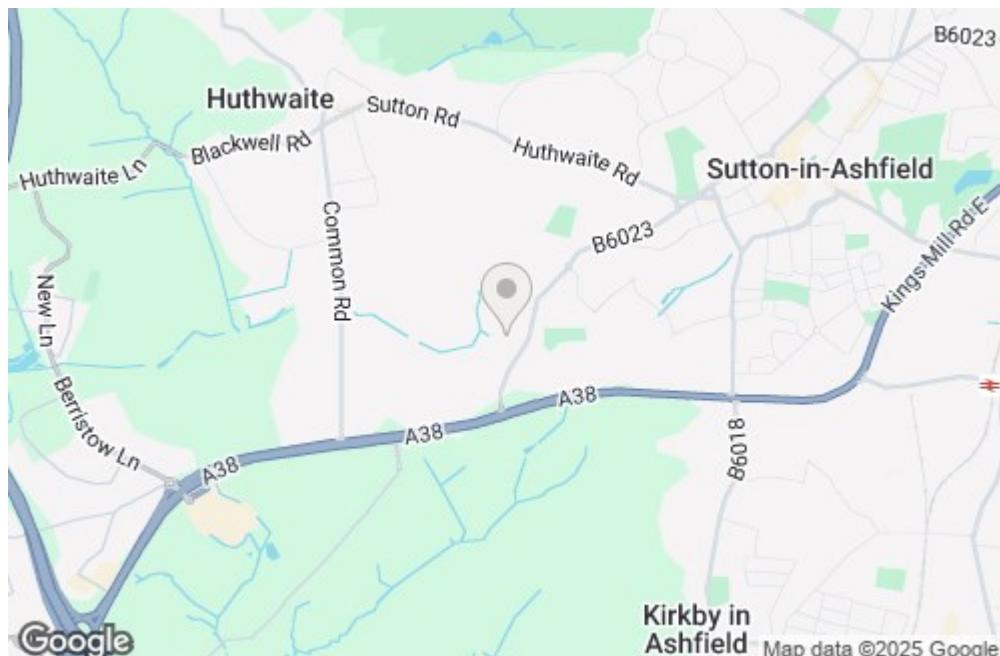
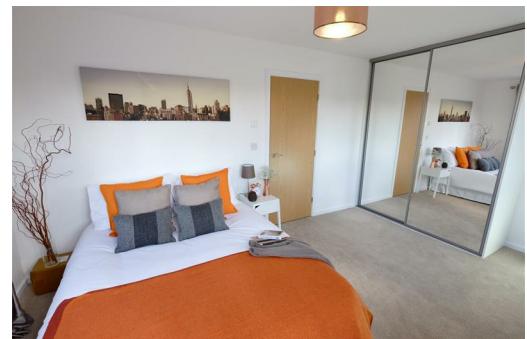
LIVING ROOM 4.89M X 2.84M 16' X 9'4"

**FIRST FLOOR**

MASTER BEDROOM 4.89M X 2.95M 16' X 9'8"

BEDROOM 2 2.99M X 2.37M 9'9" X 7'9"

BEDROOM 3 2.37M X 1.87M 7'9" X 6'1"



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
95 (A)	83 (A)	95 (A)	95 (A)
95-100 (A)	83-95 (B)	95-100 (A)	95-100 (A)
86-95 (B)	75-85 (C)	86-95 (B)	86-95 (B)
76-85 (C)	65-75 (D)	76-85 (C)	76-85 (C)
65-75 (D)	55-65 (E)	65-75 (D)	65-75 (D)
55-65 (E)	45-55 (F)	55-65 (D)	55-65 (D)
45-55 (F)	35-45 (G)	45-55 (E)	45-55 (E)
35-45 (G)	25-35 (G)	35-45 (F)	35-45 (F)
25-35 (G)	25-35 (G)	25-35 (G)	25-35 (G)
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	