

# HoldenCopley

PREPARE TO BE MOVED

Main Road, Kirkby-In-Ashfield, Nottinghamshire NG17 9EY

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£1,400 PCM

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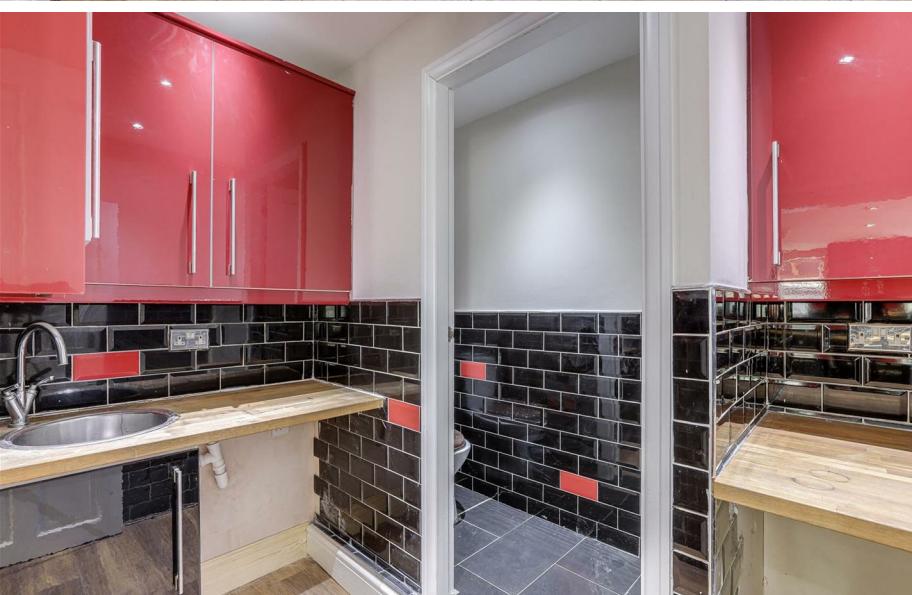


## PERFECT FAMILY HOME...

This beautifully upgraded traditional detached family home offers the ideal setting for a growing family, ready for immediate move-in. Nestled in a prime location with stunning open countryside views at the rear, this home provides a perfect balance of rural tranquillity and convenient access to transport links, including junctions 27 and 28 of the M1 Motorway, the Robin Hood Train Line, and bus routes to Mansfield and Nottingham. Outdoor enthusiasts will appreciate the proximity to local walking trails at Newstead Abbey, the Wild Rabbit Visitors Centre, and nearby quarries. The home is also situated within the sought-after school catchment area for Kirkby Woodhouse Primary School and Ashfield Secondary School, making it an excellent choice for families. The property seamlessly blends modern upgrades with original character features, including exposed brick walls, rustic beams highlighted by recessed spotlights and UPVC double-glazing. Inside, the ground floor features a welcoming entrance hall, an open-plan living room with a period-style fireplace, a modern kitchen diner with a separate utility area, and a convenient W/C. Upstairs, you'll find three generously-sized double bedrooms, a single bedroom, and a stylish four-piece bathroom suite. Positioned on a spacious plot, the home also boasts secure off-road parking behind double iron gates, along with low-maintenance side and rear gardens that offer serene views of the surrounding countryside.

AVAILABLE NOW





- Substantial Detached House
- Four Bedrooms
- Open Plan Living Room
- Modern Fitted Kitchen/Diner
- Utility & W/C
- Modern Four-Piece Bathroom Suite
- New & Original Features Throughout
- Low Maintenance Garden With Countryside Views
- Gated Driveway Providing Off-Street Parking
- Popular Location





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

15'4" x 6'5" (max) (4.69m x 1.96m (max))

The entrance hall has multi coloured natural slate tiles, a wooden staircase with chrome spindles and a carpet runner, a radiator, recessed spotlights, a wall-mounted security alarm panel, a UPVC double-glazed stained-glass window and a single UPVC door providing access into the accommodation

#### Living Room

24'2" x 15'6" (max) (7.38m x 4.73m (max))

The open plan living room has a UPVC double-glazed bay window and a further UPVC double-glazed window to the front elevation, UPVC double-glazed windows to the side elevation, wooden flooring, exposed beams on the ceiling, exposed brick walls, two radiators, recessed spotlights, recessed floor lights, and a recessed chimney breast alcove with a feature fireplace and an exposed brick surround.

#### Kitchen/Diner

23'7" x 12'11" (max) (7.19m x 3.96m (max))

The kitchen has a range of fitted gloss base and wall units with wooden worktops, a stainless steel sink and a half with a movable swan neck mixer tap and drainer, a five-ring gas hob with an extractor fan, an additional two-ring gas hob, two integrated ovens, an integrated dishwasher, space for an American-style fridge freezer, tiled splashback, tiled flooring, open plan to the dining area which has a half-vaulted ceiling, recessed spotlights, a Velux window, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

#### Utility Room

8'0" x 7'5" (max) (2.45m x 2.27m (max))

The utility room has fitted gloss base and wall units, a fitted wooden worktop, a circular stainless steel sink with a swan neck mixer tap, space and plumbing for a washing machine, partially tiled walls, laminate flooring, and recessed spotlights.

#### W/C

5'9" x 2'5" (1.77m x 0.76m )

This space has a low level dual flush W/C, tiled flooring, partially tiled walls, an extractor fan, and a recessed spotlight.

### FIRST FLOOR

#### Landing

8'3" x 6'10" (max) (2.53m x 2.09m (max))

The landing has carpeted flooring, recessed spotlights, access to the loft, and provides access to the first floor accommodation.

#### Bedroom One

14'5" x 13'1" (max) (4.41m x 3.99m (max))

The first bedroom has two UPVC double-glazed windows to the rear elevation, laminate flooring, a radiator, recessed spotlights, and an in-built wardrobe.

#### Bedroom Two

14'0" x 11'11" (max) (4.27m x 3.65m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, LED spotlights, and a fitted corner-shaped wardrobe with overhead storage.

#### Bedroom Three

11'11" x 11'11" (3.65m x 3.64m )

The third bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a picture rail, and a radiator.

#### Bedroom Four

6'9" x 6'5" (2.07m x 1.98m )

The fourth bedroom has a UPVC double-glazed window to the side elevation, a radiator, laminate flooring, and recessed spotlights.

#### Bathroom

10'5" x 8'2" (max) (3.20m x 2.50m (max))

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a corner-fitted bath, a shower enclosure, partially tiled walls, a block-glass feature wall, vinyl flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

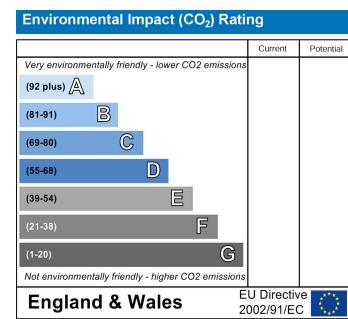
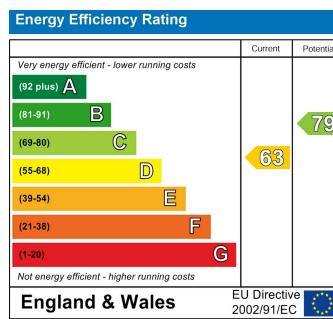
### OUTSIDE

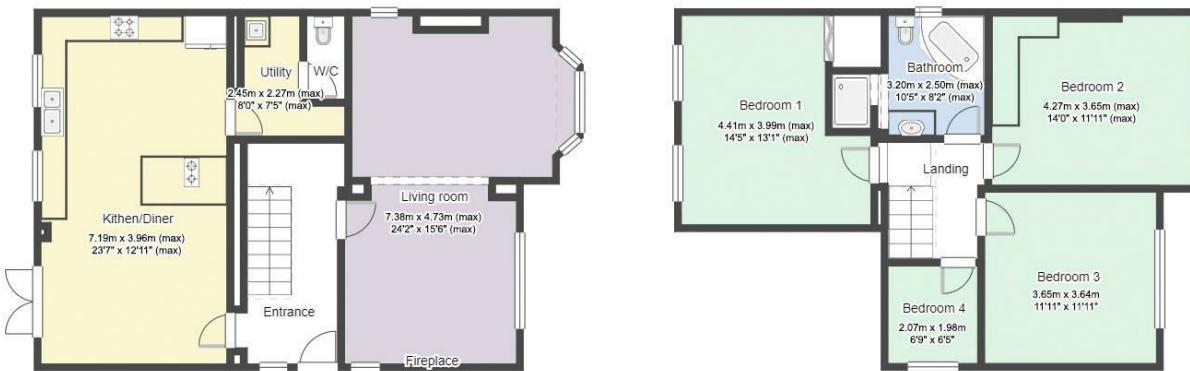
#### Front

To the front of the property is an iron gated driveway with double gated access to the rear garden.

#### Rear

To the rear of the property is an enclosed low maintenance garden with a decking area, an artificial lawn, a range of plants and shrubs, a sheltered seating area, fence panelled boundaries, and overlooks the open fields beyond.





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They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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