

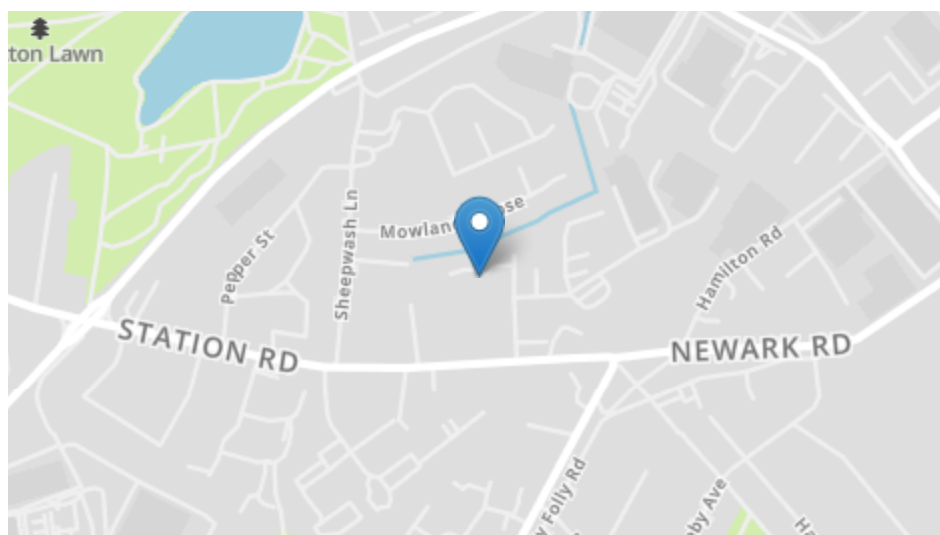
Leander Close, Sutton-in-Ashfield, NG17 5BF

Offers Over £300,000



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want to view?

Call us on 0115 938 5577

Our lines are open 8am - 8pm

7 Days a week

or email

mail@watsons-residential.co.uk

Ref - 29342547



- Detached Family Home
- 4 Bedrooms
- Ensuite To Primary Bedroom
- 2 Reception Room
- Light & Airy Kitchen
- Downstairs WC & Utility
- Three Piece Family Bathroom Suite
- Enclosed Low Maintenance Garden
- Driveway & Detached Garage
- Cul De Sac Location

Our Seller says....

40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days



Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.





\*\*\* TICK THOSE BOXES! \*\*\* This 4 bed detached home sits on a cul de sac on the outskirts of Sutton In Ashfield and with features including downstairs wc, en suite and secure garden, it will tick a lot of boxes for families. The accommodation comprises in brief: entrance hall, wc, lounge, kitchen, utility room, dining room, upstairs landing to the 4 bedrooms (en suite to primary) and family bathroom. Outside, the secure rear garden has a modest turfed lawn which will require little maintenance, whilst a driveway & detached garage alongside the property provide off street parking. Whilst this is a quiet cul-de-sac, there is easy access to a wealth of amenities in the nearby towns of Sutton In Ashfield & Mansfield, with key road links including the A38 & M1 motorway. Call us now on 01159385577 (option 2) to arrange a viewing.

Ground Floor

Entrance Hall

UPVC entrance door, stairs to first floor with under stairs storage, radiator and doors to wc, dining room, kitchen and lounge.

Downstairs WC

Wc, pedestal sink, tiled flooring, radiator and obscured uPVC double glazed window to the side.

Kitchen

3.25m x 2.25m (10' 8" x 7' 5") A range of wall and base units with worksurfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including waist height electric oven with 4 ring gas hob with extractor over, plumbing for washing machine, plumbing for dishwasher and space for fridge freezer. Tiled flooring, partially tiled walls, radiator and uPVC double glazed window to the front and door to utility.

Utility

A range of matching wall and base units, with worksurfaces incorporating stainless steel sink & drainer unit, cupboard housing wall mounted combination boiler, tiled flooring and partially tiled walls, uPVC door to the rear garden.

Dining Room

3.37m x 2.28m (11' 1" x 7' 6") UPVC double glazed window to the front and radiator.

Lounge

6.80m x 3.58m (22' 4" x 11' 9") Two uPVC French doors to the rear, feature fireplace with inset gas fire and two radiator.

First Floor

First Floor Landing

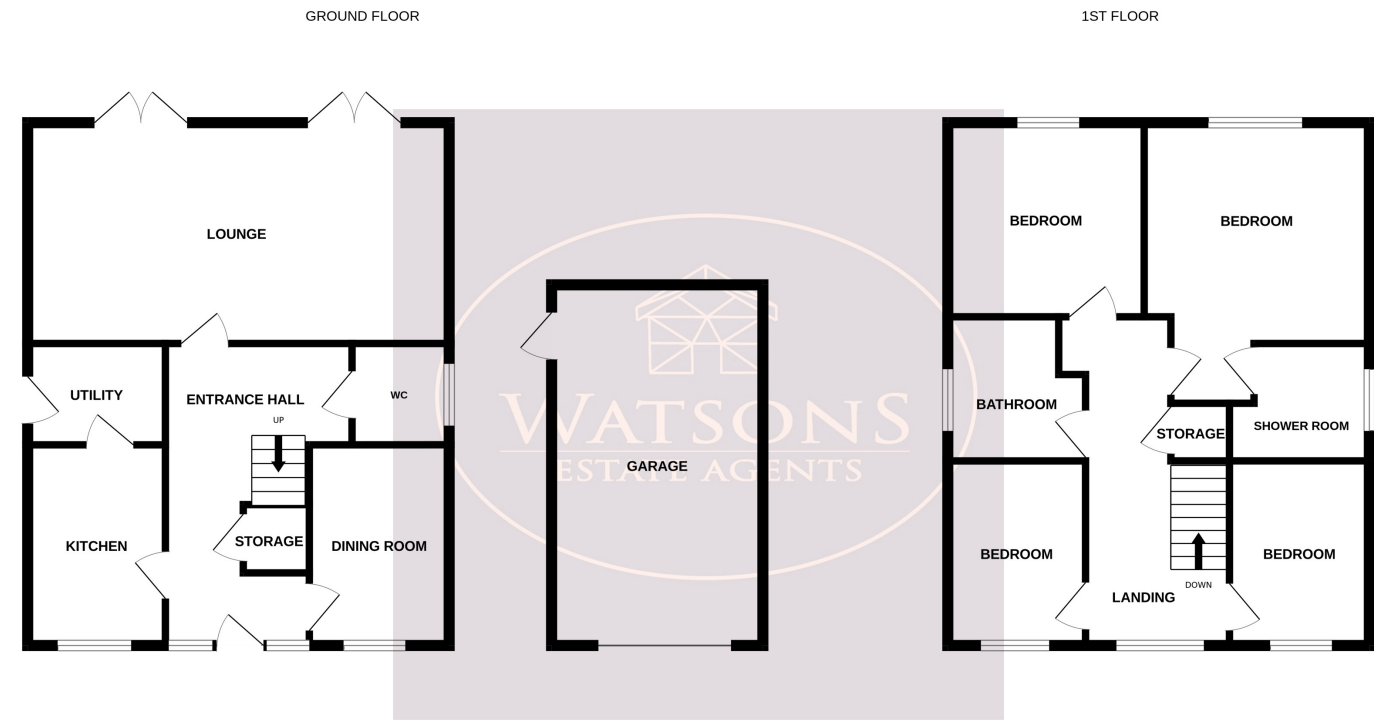
UPVC double glazed window to the front, airing cupboard and doors to bathroom and all bedrooms.

Bedroom 1

4.49m x 3.97m (14' 9" x 13' 0") UPVC double glazed window to the rear, two double fitted wardrobes radiator and door to ensuite.

En Suite

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle. Tiled flooring, partially tiled walls, and obscured uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Bedroom 2

3.32m x 2.70m (10' 11" x 8' 10") UPVC double glazed window to the rear, double fitted wardrobes and radiator.

Bedroom 3

2.99m x 2.28m (9' 10" x 7' 6") UPVC double glazed window to the front and radiator.

Bedroom 4

2.98m x 2.27m (9' 9" x 7' 5") UPVC double glazed window to the front and radiator.

Bathroom

White three piece bathroom suite comprising wc, pedestal sink and panel bath with mains fed shower over. Chrome heated shower rail , extractor fan, obscured uPVC double glazed window to the side, partially tiled walls and and tiled floors.

Garage

4.98m x 2.75m (16' 4" x 9' 0") Detached single garage fitted with power and up and over door.

Outside

To the front of the property is a block paved driveway leading to the detached garage, with a paved pathway leading to the entrance door with a small turfed lawn with a range of plants and shrubbery. The rear garden features a paved patio seating area, with paved pathway giving access to the garage, a small turfed lawn and timber shed to the rear, the garden is palisaded by both a brick wall and timber fencing.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the utility room, it is three and a half years old and was last serviced February 2025.