



**31 Lindholme Way, Sutton-In-Ashfield, NG17 4DW**

Guide Price **£230,000**





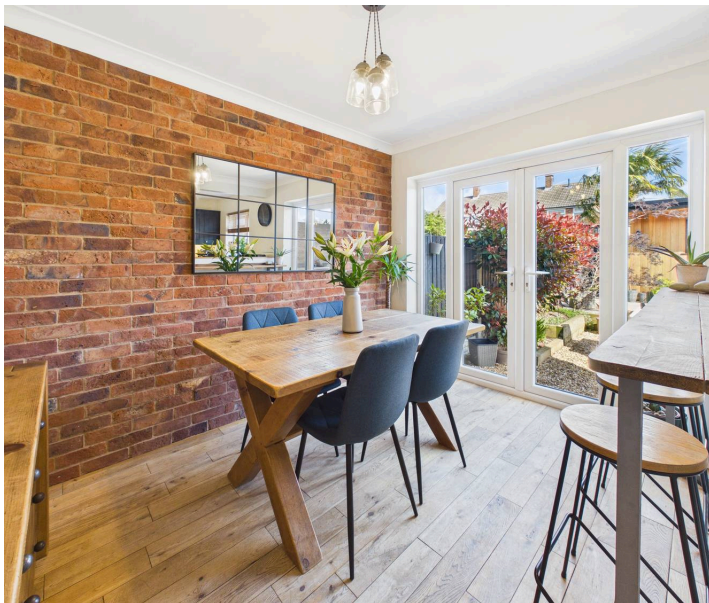
## 31 Lindholme Way

Sutton-In-Ashfield, Sutton-In-Ashfield

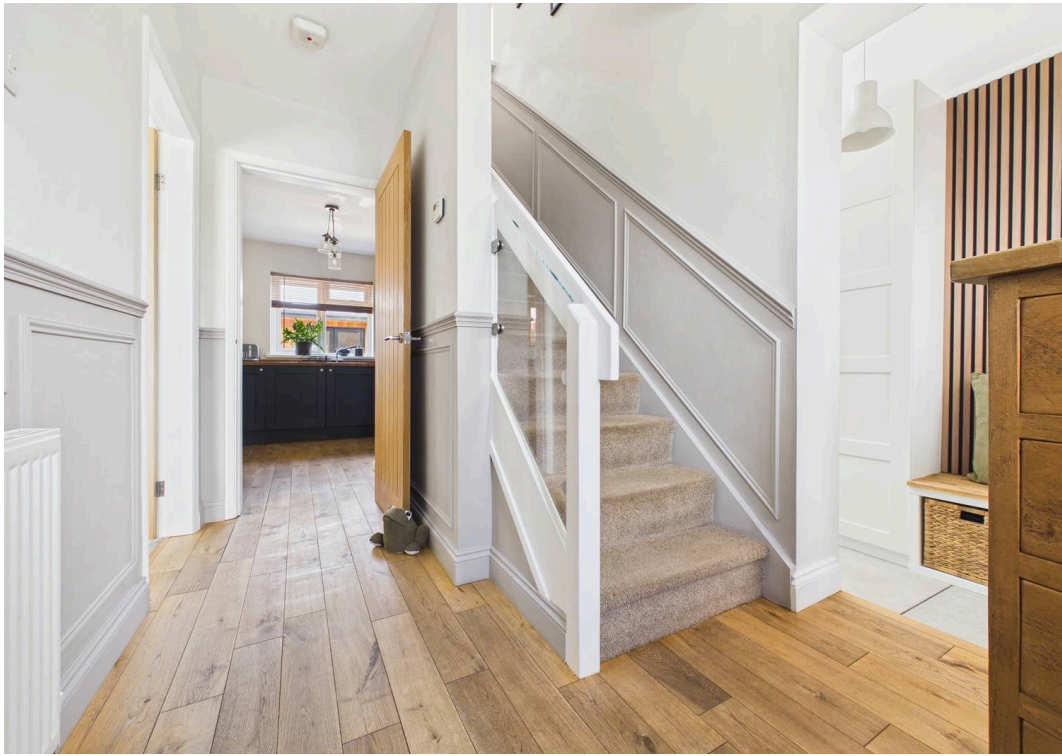
Council Tax band: B

Tenure: Freehold

- Beautifully presented semi-detached house that needs to be viewed to be appreciated
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Entrance hall with solid timber flooring, glazed feature balustrade with a small side extension providing both cloakroom storage and a home office space
- Lounge with feature radiator
- Stylish dining kitchen with French doors to the rear garden, kitchen with timber grain finish units and solid timber work surfaces as well as a range cooker and integrated fridge and freezer
- First floor bathroom/Wc with white suite and feature Travertine tiling
- Combination gas central heating, UPVC double glazing
- Double width Presscrete driveway provides off road parking, EV charging point
- Landscaped low maintenance rear garden with gravelled seating areas, BBQ area and raised patio with porcelain tiling
- Spacious timber framed and insulated garden room with power, lighting and additional storage area, perfect as a home office or entertaining space





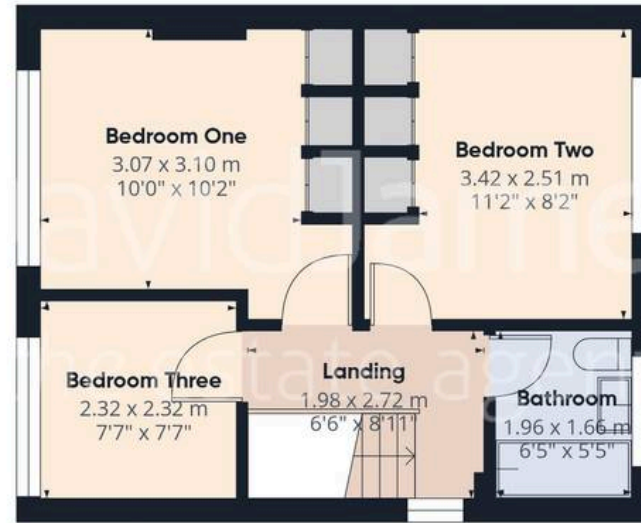








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

95.8 m<sup>2</sup>

1028 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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