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3 Bed Semi-Detached In Southwell Lane Kirkby-In-Ashfield, Kirkby-In-Ashfield,
NG17 8FN

£76,000





SHORT DESCRIPTION

Property Ref: 14819 Shared Ownership Opportunity - A Beautifully Presented 3-Bedroom End Terrace Home! Located in the heart of Kirkby-in-Ashfield, this stunning three-bedroom end-terrace property presents a fantastic opportunity for shared ownership. Ideal for first-time buyers or growing families, the home offers stylish living, ample space, and modern convenience — all set within a peaceful residential area close to essential amenities. Step inside and you're welcomed by a bright entrance hall with attractive laminate flooring, setting the tone for the rest of this inviting home. The spacious open-plan kitchen/diner (15'8" x 10'5" max) is the heart of the home, featuring quality laminate flooring, excellent cupboard space, and a handy under-stairs storage area. Back doors open directly onto a beautifully maintained, private rear garden, perfect for relaxing or entertaining on sunny days. The lounge (15'8" x 10'5" max) is light and airy, offering a generous living space with a cosy ambiance and an additional storage cupboard tucked beneath the stairs. Upstairs, you'll find two generous double bedrooms and a third versatile single bedroom — ideal as a child's room, home office or dressing room. The master bedroom (14'3" x 8'2" max) and bedroom two (11'2" x 11'8" max) both offer excellent space, with built-in storage in the second bedroom. The family bathroom is beautifully updated with a brand new three-piece suite, including a bath with overhead shower, stylish tiled splashbacks, and a modern finish. A separate downstairs WC adds to the home's practicality. Additional highlights include: Double-width driveway providing ample off-road parking Large corner plot with a front lawn and secure fencing Well-insulated loft with easy access from the landing Energy-efficient design that retains heat and keeps utility bills low Situated within close proximity to local schools, supermarkets, doctors' surgeries, train station, and other key amenities, this home offers both comfort and convenience in a sought-after location..... Property Type: Semi-detached Full selling price: £190000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £76000.00 Monthly rent based on 40% share: £315.14 Staircasing allowable: Yes Remaining lease (In Year): 986 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £432.12 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing Possession of the property: Occupied.

3

Bed Room(s)

2

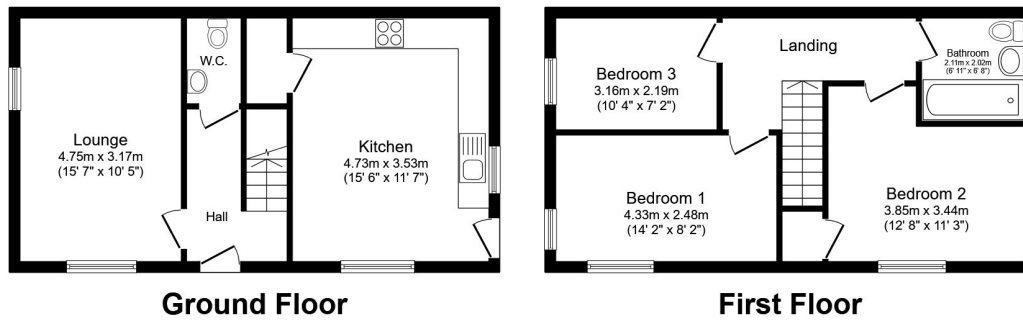
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 87.6 sq.m. (943 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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