



**5 Harvest Lane, Huthwaite, Sutton-in-Ashfield,  
Nottinghamshire NG17 2TB**

**Guide Price £180,000**

Tel: 0115 9680268



- Guide Price £180,000 - £190,000
- Modern End Town House
- Three Spacious Floors
- Modern Kitchen & Bathroom
- Excellent Position / Viewing Essential
- Master With En Suite
- Off Road Parking & Garage
- Three Bedroom Family Home

We are delighted to offer to the market this beautifully presented and extremely spacious three-bedroom, three storey end town house which comes situated in an extremely quiet residential location offering excellent placement enjoying a charming outlook over the opposing open woodland. The convenience is also a huge positive for this home offering excellent transport links. The current owner presents this property in immaculate order with it also benefiting from the additional bonuses of arguably better off road parking, garage and a conservatory which really does give this that extra edge to many of its competitors within the market.

The property is particularly spacious with the accommodation comprising an entrance hall, modern kitchen and a spacious yet cosy living room to the rear of the property which flows into a conservatory. To the first floor landing there are two bedrooms plus a family bathroom and finally to the second floor landing a spacious master bedroom with en suite.

Externally, as previously mentioned this property stands in arguably one of the best positions on this modern development with a delightful open front outlook over the opposing woodland frontage. The property has a manageable low maintenance frontage and an opening that runs adjacent to the property that provides access to the rear where you will find designated off road parking and the added bonus of garage. The rear garden is private and securely enclosed with fenced boundaries and a rear access gate and has a patio area and central well maintained lawn.

#### **ENTRANCE HALL**

w: 2.97m x l: 1.93m (w: 9' 9" x l: 6' 4")

With a radiator, ceiling light point and stairs rising to the first floor landing.

#### **DOWNSTAIRS WC**

w: 1.6m x l: 0.81m (w: 5' 3" x l: 2' 8")

A handy downstairs WC with a low flush WC, was hand basin with, ceiling light point, radiator and obscure double glazed window to the front elevation.

#### **KITCHEN**

w: 3m x l: 1.75m (w: 9' 10" x l: 5' 9")

A modern kitchen fitted with range of units with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood. Space for a fridge/freezer, plumbing for a washing machine. Ceiling light point and a double glazed window to the front elevation.

#### **LIVING ROOM**

w: 4.5m x l: 3.81m (w: 14' 9" x l: 12' 6")

A truly spacious living room with a radiator, ceiling light point and double glazed patio doors opening into the conservatory.

#### **CONSERVATORY**

w: 3.51m x l: 2.21m (w: 11' 6" x l: 7' 3")

A well placed conservatory with a fitted bar currently making it a great and versatile entertaining space with lighting and patio doors opening into the private rear garden.

#### **FIRST FLOOR LANDING**

w: 4.95m x l: 1.75m (w: 16' 3" x l: 5' 9")

With a radiator, ceiling light point and a double glazed Velux window to the rear above the stairs rising to the second floor landing.

#### **BEDROOM TWO**

w: 3.81m x l: 2.49m (w: 12' 6" x l: 8' 2")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

**BEDROOM THREE**

w: 2.9m x l: 2.03m (w: 9' 6" x l: 6' 8")

A third bedroom with a radiator, ceiling light point and a double glazed window to the front rear elevation.

**FAMILY BATHROOM**

w: 2.01m x l: 2.01m (w: 6' 7" x l: 6' 7")

With a three piece suite comprising a panelled bath, low flush WC and a wash hand basin with chrome mixer tap. There is also a radiator and an extractor fan.

**SECOND FLOOR LANDING**

With a ceiling light point.

**MASTER BEDROOM**

w: 3.81m x l: 3.51m (w: 12' 6" x l: 11' 6")

A large master bedroom with a radiator, ceiling light point, two access doors into the handy under eaves storage and a double glazed window to the front elevation.

**EN-SUITE**

w: 2.01m x l: 2.01m (w: 6' 7" x l: 6' 7")

A modern en suite shower room with a three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling light point and a double glazed Velux window to the rear elevation.

**OUTSIDE**

Externally, as previously mentioned this property stands in arguably one of the best positions on this modern development with a delightful open front outlook over the opposing woodland frontage. The property has a manageable low maintenance frontage and an opening that runs adjacent to the property that provides access to the rear where you will find designated off road parking and the added bonus of garage. The rear garden is private and securely enclosed with fenced boundaries and a rear access gate and has a patio area and central well maintained lawn.

**GARAGE**

w: 5.28m x l: 2.39m (w: 17' 4" x l: 7' 10")

With up and over door.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







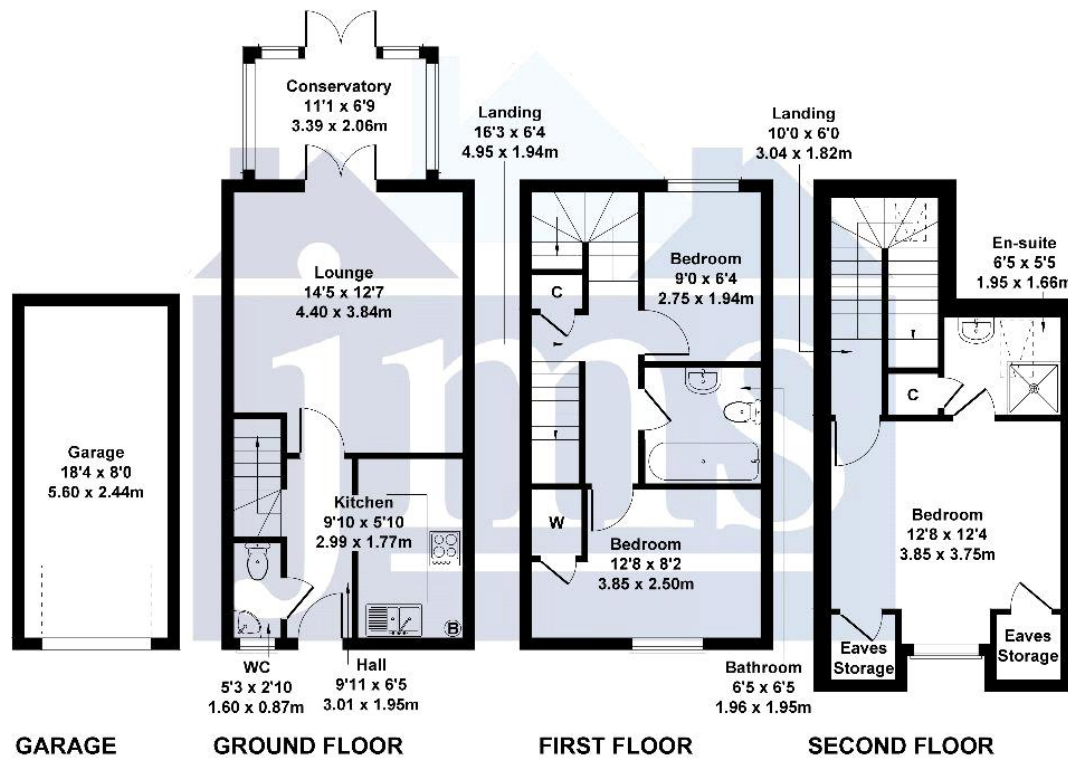






# Harvest Lane, Huthwaite, Sutton In Ashfield, Nottinghamshire, NG17 2TB

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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