



**6 Kelham Cottages, Sutton-in-Ashfield,
Nottinghamshire NG17 3DR**

£170,000

Tel: 0115 9680268



- Charming Cottage
- Two Bedrooms
- Unique Opportunity
- Double Width Driveway
- Excellent Position / Viewing Essential
- Sought After Location
- Spacious Living Room
- Timeless Kitchen

A unique & charming two-bedroom cottage, located in a glorious position at the end of rustic private driveway offering what we feel is a beautiful and privately positioned home that would be perfect for first time buyers looking for a delightful step onto the property market, investors due to its excellent placement within walking distance to Kings Mill Hospital and the highly sought after St. Andrews Primary school or even those looking to downsize to a lovely home that is cosy, easy to keep yet still offers plenty of space.

The accommodation comprises an open and spacious yet extremely cosy lounge with central focal point of an exposed brick fireplace with oak mantle and inset log burner. There is a well utilised kitchen with a tasteful range of shaker style wall cupboards, base units and drawers and a handy additional utility room to the rear. To the first-floor landing there are two bedrooms including a generous double with large wardrobe. There is also a tasteful and neutral four-piece family bathroom.

Externally, to the front of the property there is a generous double width open driveway with further space opening adjacent to the property which provides seamless access from front to rear. To the rear of the property, there is an immaculately landscaped, low maintenance rear garden with patterned concrete patio, cut in slate chipped borders, established planting, large and secure garden shed that will be included within the sale. It is all also securely enclosed by solid boundaries to all sides and a lockable gate for access onto the back lane.

A viewing is truly essential to appreciate this unique home as we truly feel this would prove to be an excellent place purchase to just move straight in and enjoy all this has to offer.

LIVING ROOM

w: 4.62m x l: 3.89m (w: 15' 2" x l: 12' 9")

Having a spacious lounge with a striking feature fireplace with exposed brick surround and oak mantle with inset log burner. There is also a radiator, ceiling light point and a lovely large double glazed bay window to the front elevation.

STORAGE ROOM

w: 2.9m x l: 0.79m (w: 9' 6" x l: 2' 7")

An excellent & handy large understairs storage cupboard with internal lighting.

KITCHEN

w: 4.85m x l: 1.8m (w: 15' 11" x l: 5' 11")

An in keeping well presented and extremely well utilised kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl stainless steel sink with drainer. There is also an integrated electric oven, four ring electric hob with concealed extractor hood over. There is also an integrated microwave, space for under counter fridge, tiled floor, radiator, breakfast bar and door through to the:

UTILITY

w: 2.9m x l: 1.37m (w: 9' 6" x l: 4' 6")

Having wall cupboards and working surface. There is also plumbing for a washing machine, space for tumble dryer. There are also double glazed windows and a UPVC double glazed door providing access on to the rear garden.

FIRST FLOOR LANDING

w: 2.64m x l: 0.71m (w: 8' 8" x l: 2' 4")

With loft hatch giving access to the boarded loft with lighting. (Loft - 16'0" x 10'7")

BEDROOM ONE

w: 3.86m x l: 3.25m (w: 12' 8" x l: 10' 8")

A double bedroom having a large internally built in wardrobe, radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 2.67m x l: 2.01m (w: 8' 9" x l: 6' 7")

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

BATHROOM

w: 2.74m x l: 2.11m (w: 9' x l: 6' 11")

Having a four piece suite comprising of a panelled bath with chrome mixer tap, shower enclosure with internally plumbed shower, pedestal wash hand basin and a low flush WC. There is also a radiator, ceiling light point, large airing cupboard housing the combi boiler and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, to the front of the property there is a generous double width open driveway with further space opening adjacent to the property which provides seamless access from front to rear. To the rear of the property, there is an immaculately landscaped, low maintenance rear garden with patterned concrete patio, cut in slate chipped borders, established planting, large and secure garden shed that will be included within the sale. It is all also securely enclosed by solid boundaries to all sides and a lockable gate for access onto the back lane.

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.





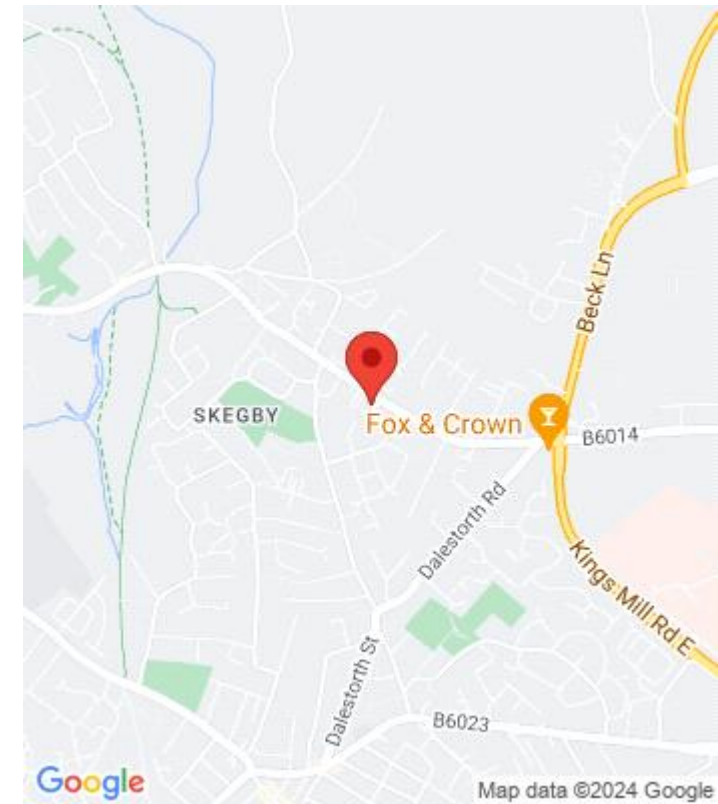













Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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
 JMS Sales & Lettings
 32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
 Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

