



**27 Mercia Court, Huthwaite, Sutton-in-Ashfield,
Nottinghamshire NG17 2JX**

£1,200 pcm
Tel: 0115 9680268



- Landscaped Private Garden
- Spacious Lounge
- Three Double Bedrooms
- Viewing Highly Recommended
- Available now
- Conservatory
- Downstairs WC
- Driveway & Garage
- Ensuite Bathroom

Discover this beautifully presented three-bedroom detached home, perfect for families seeking comfort and space.

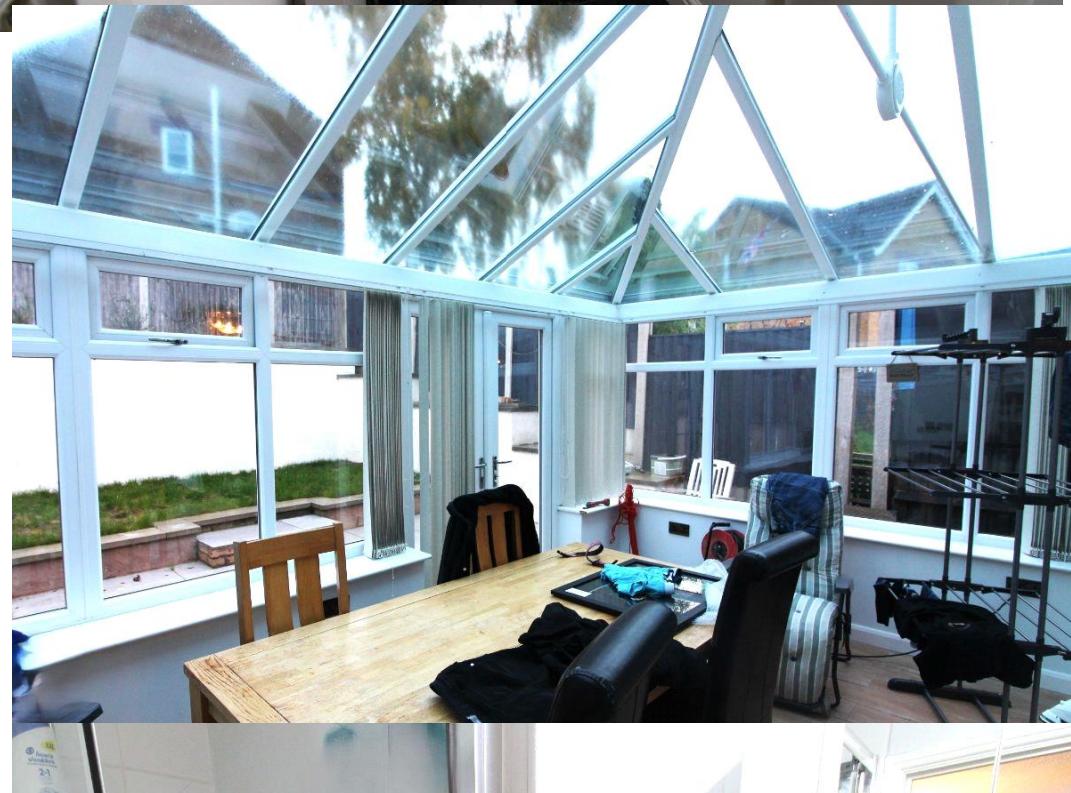
The ground floor features a welcoming entrance hall, modern kitchen, convenient downstairs W/C, and a spacious lounge with patio doors opening into a bright conservatory complete with underfloor heating, ideal for year-round enjoyment.

Upstairs, the landing leads to three well-proportioned bedrooms, including a master bedroom with en-suite shower room, plus a stylish family bathroom.

Outside, the property offers a generous driveway providing parking for multiple vehicles and access to the garage. Gated side access leads to the recently landscaped rear garden, finished with elegant porcelain tiles and a neat lawn area, perfect for relaxing or entertaining.

Don't miss out — call today to arrange your viewing!











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	
(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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