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**9 PLOUGHMANS GROVE
HUTHWAITE
SUTTON-IN-ASHFIELD
NG17 2TE**



£175,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottingham, NG18 1EB.

TENURE

Freehold

- Modern Three-Storey Town House
- Four Bedrooms to include Master with En-Suite
- Spacious Dining Kitchen
- Back of House Lounge
- Large Family Bathroom
- Ground Floor W.C.
- Attractive Low Maintenance Garden
- Garage & Driveway
- Popular & Convenient Location with Good Transport Links

9 PLOUGHMANS GROVE, HUTHWAITE, NOTTINGHAMSHIRE

This incomparable family property is split over three floors and boasts a master suite sure to appeal. There is a stylish dining kitchen, downstairs W.C, and a large lounge. Outside there is an attractive landscaped rear garden and the benefit of off street parking.

UPVC double glazed entrance door into:

HALLWAY

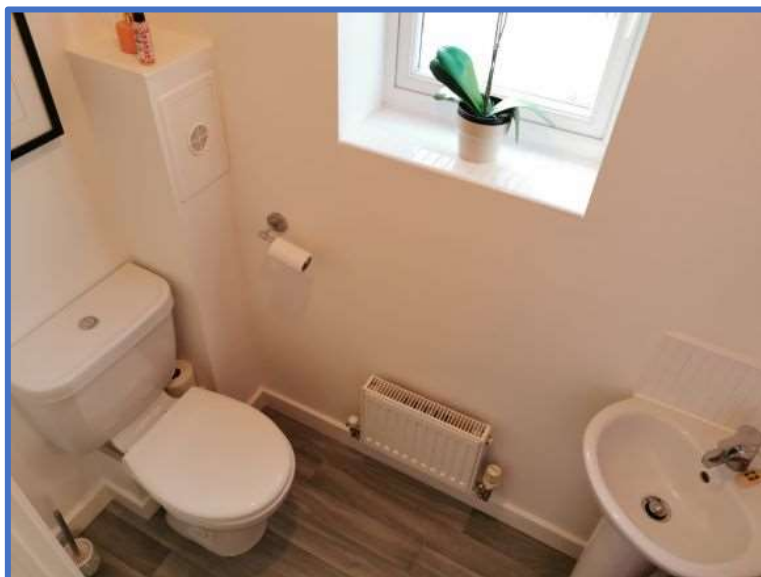
With ceiling light point, smoke alarm, thermostatically controlled radiator, power points, laminate flooring and stairs to the first-floor landing.



White panelled door to:

GROUND FLOOR W.C

With white close coupled W.C and pedestal wash hand basin with tiled splash backs. There is a thermostatically controlled radiator, ceiling extractor and ceiling spotlights.



9 PLOUGHMANS GROVE, HUTHWAITE, NOTTINGHAMSHIRE

DINING KITCHEN

16'0"max x 9'4" This large and modern kitchen comes with a wide range of fitted wall and base units, gas hob, extractor fan, electric oven, tiled backsplash, 1.5 bowl drainer sink with chrome mixer tap, plumbing for washing machine, dishwasher, ceiling light point, radiator, and space for a fridge freezer



white panelled door to:

LOUNGE

16'0" x 9'4" With radiator, UPVC double glazed window, t.v ariel point, telephone point, UPVC double glazed door to the rear garden.



FIRST FLOOR LANDING

With airing cupboard with hot water tank, radiator, power points and ceiling light point.

White panelled door to:

9 PLOUGHMANS GROVE, HUTHWAITE, NOTTINGHAMSHIRE

BEDROOM TWO

12'0" x 9'5" max A double with UPVC double glazed windows to the rear. There is a thermostatically controlled radiator, power points, ceiling light point.



White panelled door to:

BEDROOM THREE

13'8" x 9'5" max A good size double with UPVC double glazed windows to the front. There is a thermostatically controlled radiator, power points, ceiling light point.



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White panelled door to:

BEDROOM FOUR

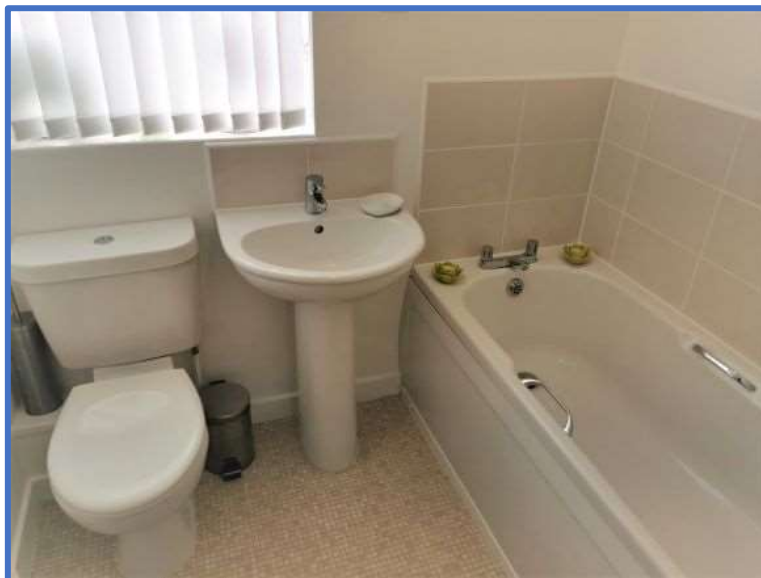
10'6" x 6'4" With UPVC double glazed windows to the rear, thermostatically controlled radiator, power points and ceiling light point.



White panelled door to:

BATHROOM

A well-proportioned family bathroom with three-piece white suite comprising close coupled W.C, pedestal wash hand basin, panelled bath with chrome mixer tap. There is a thermostatically controlled radiator, ceiling spotlights and ceiling extractor.



Stairs to:

SECOND FLOOR LANDING

With ceiling light point and smoke alarm.

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White panelled door to:

MASTER SUITE

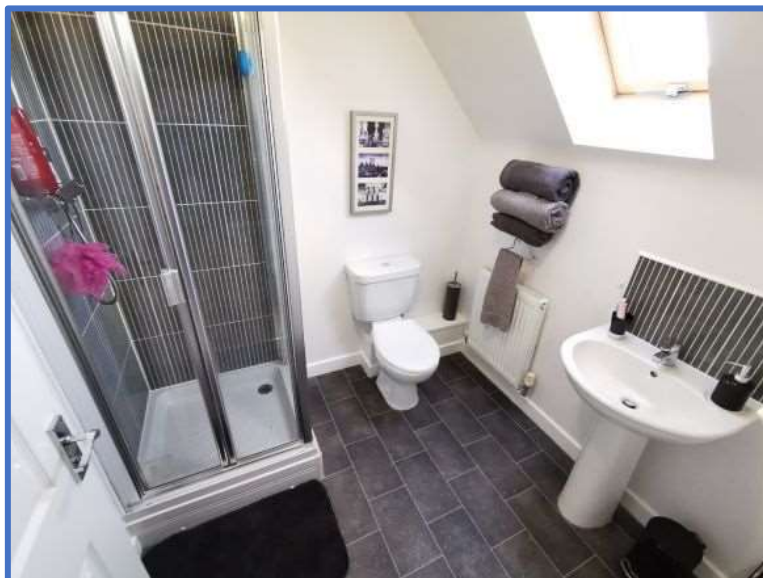
21'6" x 9'6" The master suite has UPVC double-glazed window to the front, the benefit of double fitted wardrobes, thermostatically controlled radiator, power points, ceiling light point and TV aerial point.



White panelled door to:

EN-SUITE

9'1" x 8'4" Fitted with a three-piece white suite comprising shower enclosure with chrome power shower, closed coupled W.C and pedestal wash hand basin. There is part wall tiling, ceiling spotlights, thermostatically controlled radiator, double glazed opaque window to the rear.



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REAR GARDEN

A mixture of fencing surrounds the rear garden. There is low maintenance lawn, raised borders and a useful patio area.



ADDITIONAL INFORMATION

Local Authority – Ashfield District Council


Council Tax Band – A

Primary School – Kingsway Primary School

Secondary School – Kirkby Collage

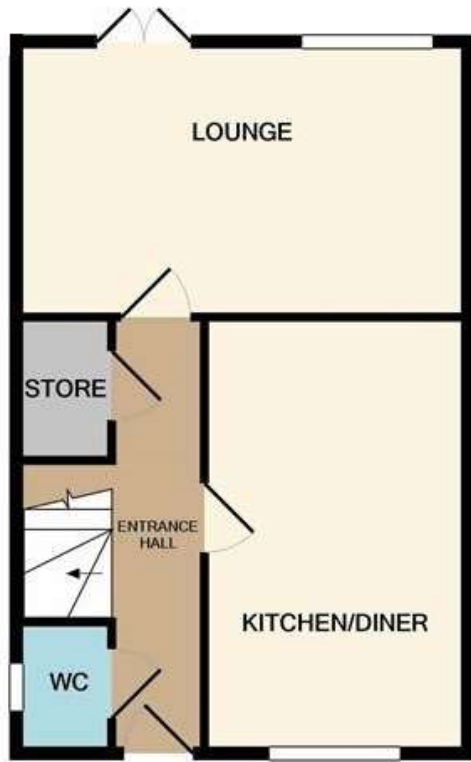
Stamp Duty on Asking Price - Nil (This will change if you are purchasing as a second home/investment property).

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	82
(69-80) C		
(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	

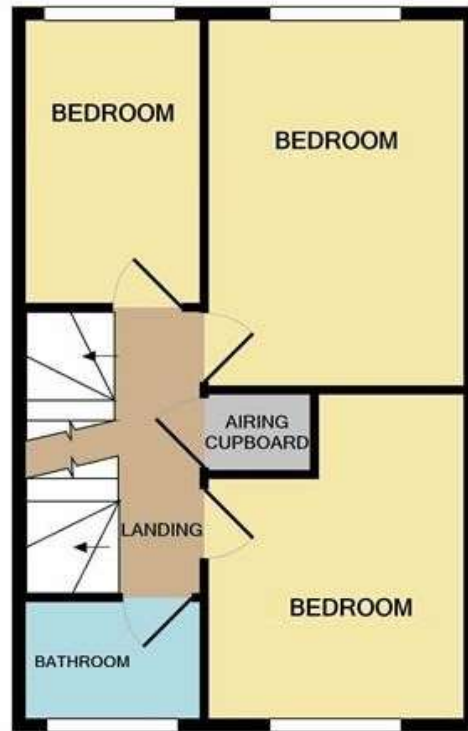
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FLOOR PLAN

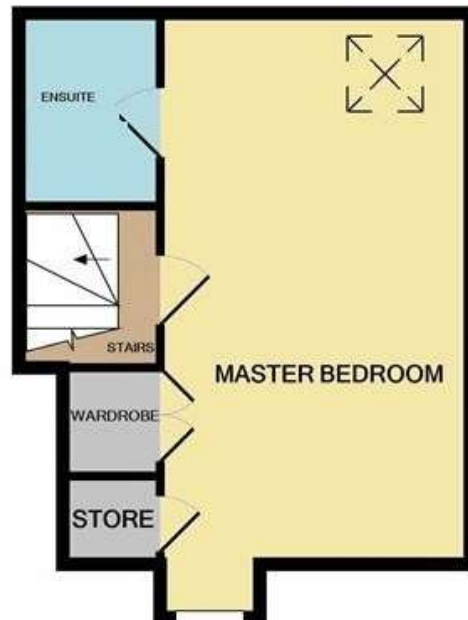


GROUND FLOOR
APPROX. FLOOR
AREA 47.8 SQ.M.
(514 SQ.FT.)

TOTAL APPROX. FLOOR AREA 115.0 SQ.M. (1238 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.1 SQ.M.
(410 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 29.1 SQ.M.
(313 SQ.FT.)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and manage the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.