



SALMON LANE, KIRKBY-IN-ASHFIELD, NG17
£1,675 per month*

Carter Jonas

SALMON LANE, KIRKBY-IN-ASHFIELD, NG17

A substantial five-bedroom detached family home with an integrated double garage, private driveway and beautifully landscaped wrap-around gardens in Kirkby-in-Ashfield.

Accommodation comprises -

Ground Floor: The welcoming entrance hall leads to a good-sized living room with dual aspect windows. There is a well-appointed kitchen, separate utility room, and a downstairs bedroom with an en suite shower room.

First Floor: The landing leads to four further double bedrooms, all good proportions, which are served by a spacious family bathroom.

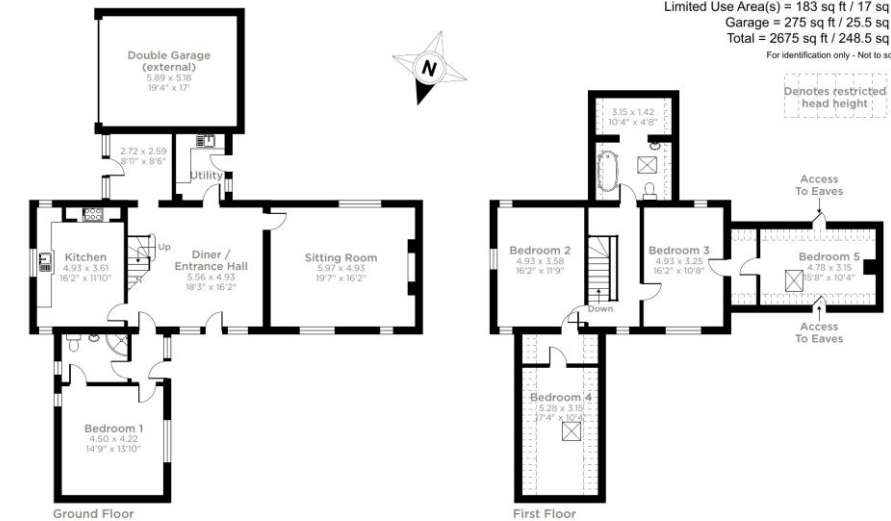
Externally, the property offers ample driveway parking, an attached double garage and beautifully maintained wrap-around gardens incorporating an orchard.

- Council Tax Band = E
- Deposit Required = £1,932
- Long Let, Minimum term 12 months
- 5 Bedrooms
- Living Room
- Kitchen
- Utility Room
- Bathroom & En Suite
- Wrap-Around Gardens
- Double Garage
- Driveway Parking
- EPC = C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Salmon Lane, Kirkby-in-Ashfield, Nottingham, NG17

Approximate Area = 2217 sq ft / 206 sq m
Limited Use Area(s) = 183 sq ft / 17 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 2675 sq ft / 248.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Carter Jonas. REF: 1141021



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Classification L2 - Business Data

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