



SALMON LANE, KIRKBY-IN-ASHFIELD, NG17
£1,550 per month*

Carter Jonas

SALMON LANE, KIRKBY-IN-ASHFIELD, NG17

A detached 5 bedroom house with integrated garage and landscaped gardens/orchard.

Accommodation comprises - GF: Entrance Hall, Dining Room, Sitting Room, Utility Room, Kitchen, Bedroom 1 with a Jack and Jill Bathroom. FF: Bedrooms 2 & 3 both with additional dressing rooms/Bedrooms 4 & 5 (accessed only via main bedrooms, and a family bathroom.

Externally - Integrated Double Garage, Large Garden to the front and rear and a woodland area to the western boundary. The property has a patio and decking and a pond to the rear.

Pets considered. No access to Loft. No white goods. Mains electricity and water. Oil Heating. Septic Tank. Flood Zone 1 – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

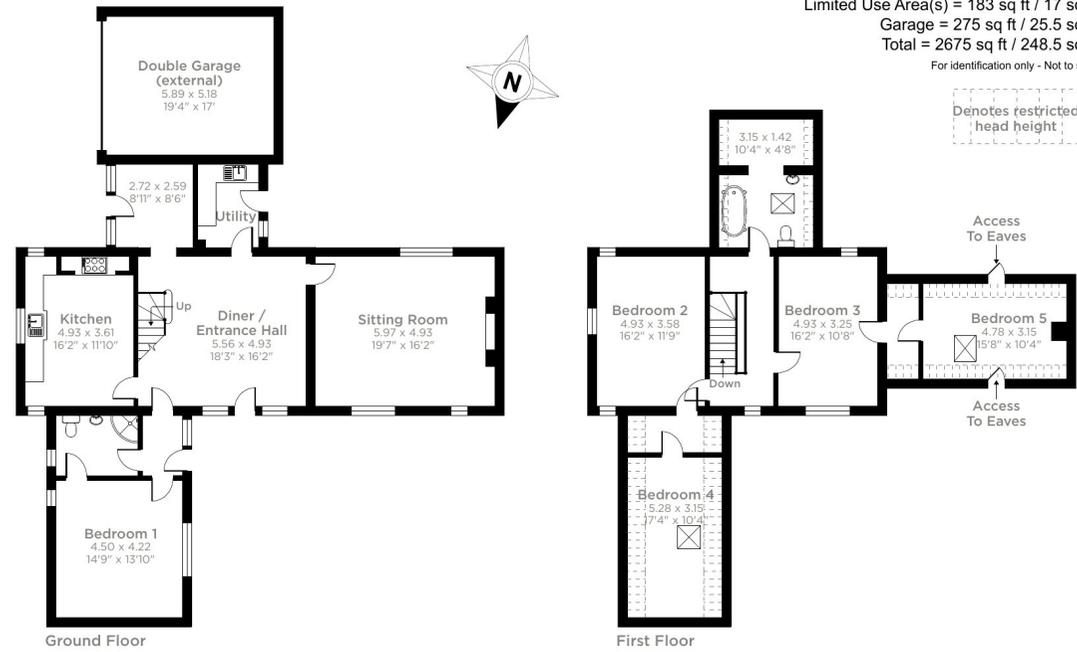
Available unfurnished from the end of July 2024 for an initial 12 month term.

- Council Tax = E
- Deposit Required = £1,788.00
- Minimum term 12 months
- 5 Bedrooms
- Dining Room
- Sitting Room
- Utility Room
- Shower Room
- Dressing Rooms
- Bathroom
- Garage
- Gardens
- Pond
- EPC = C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-)		87
A	(81-91)		
B	(69-80)		
C	(55-68)	70	
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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). © nrichcom 2024. Produced for Carter Jonas. REF: 1141021



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Classification L2 - Business Data

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