



**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](http://checker.ofcom.org.uk)

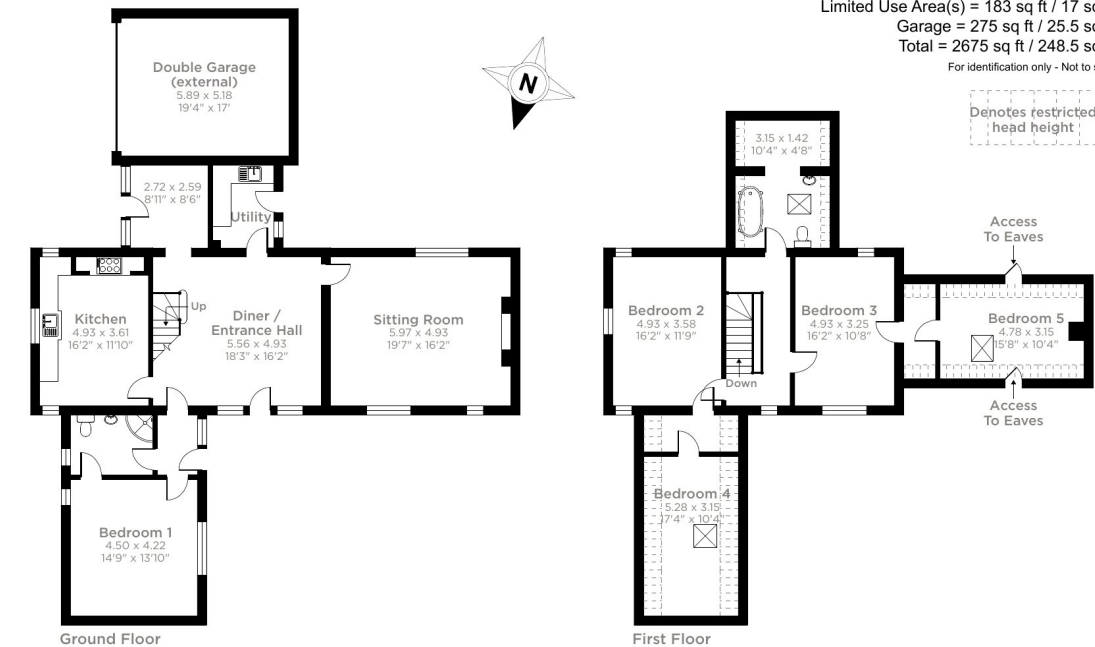
Available unfurnished from the end of July 2024 for an initial 12 month term.

- 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-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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). © nrichecom 2024. Produced for Carter Jonas. REF: 1141021



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Classification L2 - Business Data

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