



Three bedroom Bungalow located in Attenborough.

Offers Over £400,000

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LETTINGS & PROPERTY MANAGEMENT

149 Long Lane, Attenborough, Nottingham, Nottinghamshire, NG9 6BZ

FULL DESCRIPTION

Merritt estates bring to the market a three bedroom detached bungalow situated on a larger than average plot with potential development opportunities (subject to planning)

Internal Accommodation briefly comprising of a spacious hallway leading to two good sized double bedrooms, lounge with bay window to the front aspect, separate dining room, kitchen and main bathroom.

Access off the kitchen to a further double bedroom with en-suite shower room and utility space/pantry. Additional benefits of a conservatory and a number of out houses/buildings.

Externally a well-maintained front garden with driveway for multiple vehicles, rear patio with external workshops and carport.

Requiring modernisation throughout this property is ideal for buyers wanting to put their own stamp on a property. Situated in this conservation area village location within close proximity to Attenborough station, Nature reserve and local amenities. Viewing comes highly recommended.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



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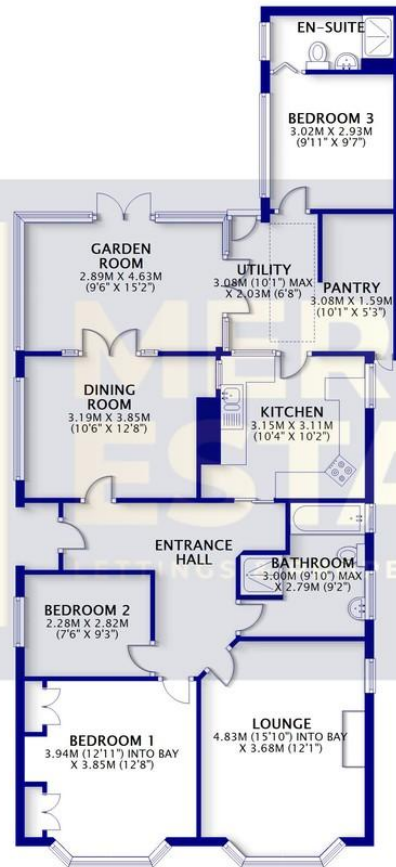


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 E	
21-38	F		
1-20	G		



FLOORPLAN

GROUND FLOOR
APPROX. 122.6 SQ. METRES (1319.7 SQ. FEET)



TOTAL AREA: APPROX. 122.6 SQ. METRES (1319.7 SQ. FEET)

CONTACT

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