



**Leys Lane, ATTLEBOROUGH NR17 2HX**

**welcome to**

## **Leys Lane, ATTLEBOROUGH**

We are pleased to bring to the market this 2-bedroom detached bungalow situated in the town of Attleborough offering a modern feel throughout. Viewing is strongly advised!



## Lounge/ Diner

16' 5" x 113' ( 5.00m x 34.44m )

Double glazed window to front, fitted carpet, radiator.

## Kitchen

13' 7" x 8' 7" ( 4.14m x 2.62m )

Fitted Kitchen with a selection of matching base level and wall mounted storage units, stainless steel sink with drainer, double glazed windows to front and side, double glazed door to side access. space for upright fridge freezer, cooker, plumbing and space for washing machine.

## Bedroom One

12' 4" x 10' ( 3.76m x 3.05m )

Fitted carpet, double glazed window to rear garden, radiator.

## Bedroom Two

9' 10" x 92' 2" ( 3.00m x 28.09m )

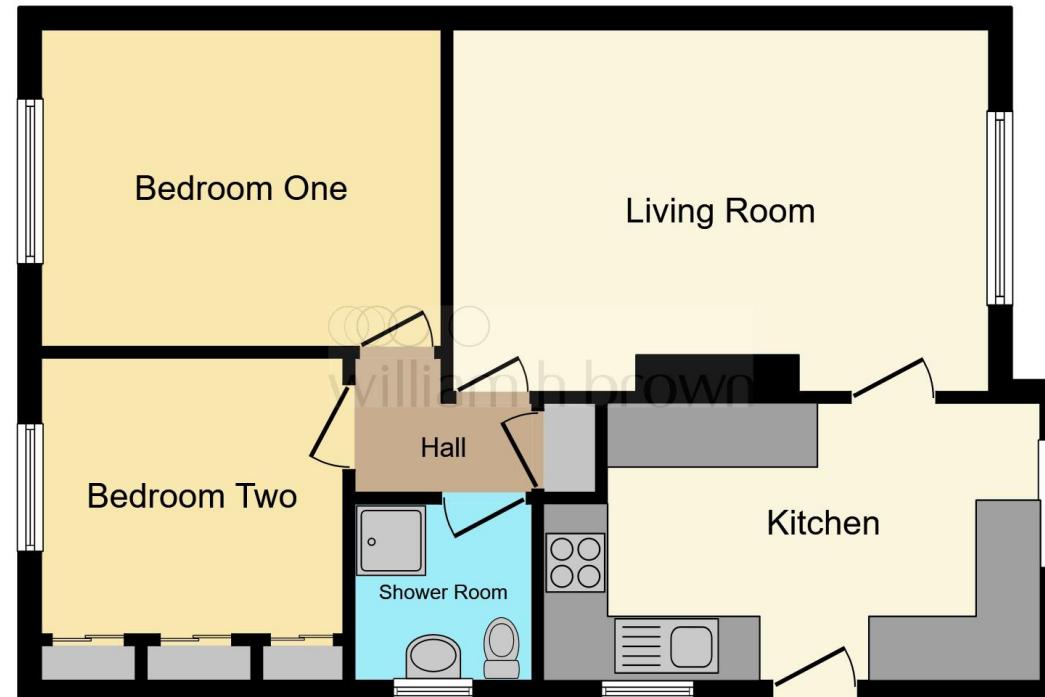
Fitted carpet, fitted wardrobes, radiator, and double-glazed window to rear garden.

## Family Bathroom

With a walk-in shower, WC, hand wash basin & frosted double glazed window to side,

## Rear Enclosed Garden

It is a good size enclosed rear garden, mainly laid to lawn with large patio area and garden shed.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Leys Lane, ATTLEBOROUGH

- Located within easy reach of Attleborough Town Centre.
- Warranty remaining on Boiler.
- Double Glazing Throughout
- Recently Renovated
- Generous Rear Garden

Tenure: Freehold EPC Rating: Awaited

offers in the region of

**£240,000**



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Property Ref:  
ATB109170 - 0004

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Please note the marker reflects the postcode not the actual property



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