



# **lighthouse**

**estate agents**



**96 Greenacres, NG17 7GF**

**Offers In The Region Of £249,999**

Lighthouse Estate Agents are pleased to offer this beautifully presented three bedroom, one bathroom detached bungalow situated in a sought-after area. Features include a welcoming front porch, entrance hall, reception lounge, an impressive fitted kitchen with fitted appliances, a master bedroom with fitted wardrobes, a further two double bedrooms, loft storage room and bathroom. To the rear of the property is a spacious garden area with a patio, lawn and pathway. The front of the property offers lawn area with pathways, driveway and garage. Further features include gas central heating, Upvc double glazing throughout.

Greenacres is moments from many local amenities and major road routes.

**Front Porch**



**Bedroom One 12'3" x 11'9" (3.74 x 3.60)**



**Bedroom Two 10'4" x 9'0" (3.17 x 2.76)**



**Entrance Hall 15'1" x 8'2" (4.61 x 2.51)**



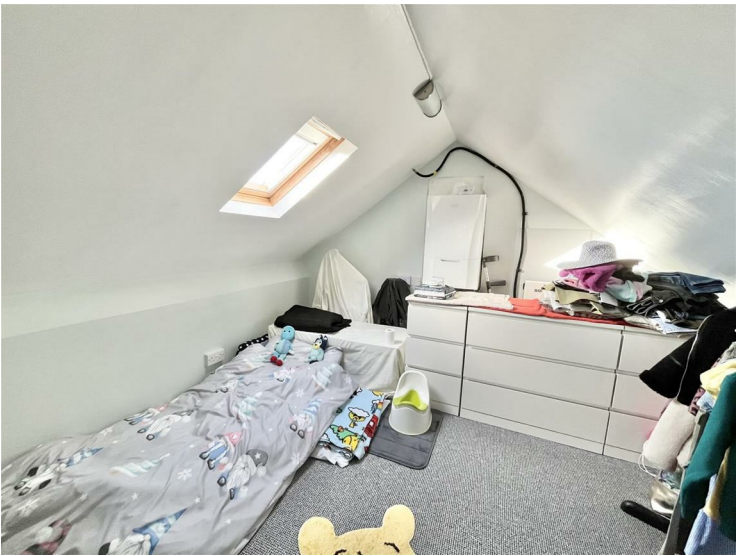
**Reception Lounge 15'4" x 11'10" (4.68 x 3.63)**



**Bedroom Three 23'3" x 9'7" (7.10 x 2.93)**



**Loft Room 11'9" x 10'4" (3.60 x 3.16)**



**Kitchen 12'2" x 9'5" (3.72 x 2.89)**



### Bathroom 5'10" x 5'1" (1.79 x 1.55)



Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

### Downstairs W.C. 5'9" x 3'0" (1.77 x 0.93)

### Driveway & Garage



### Rear Garden



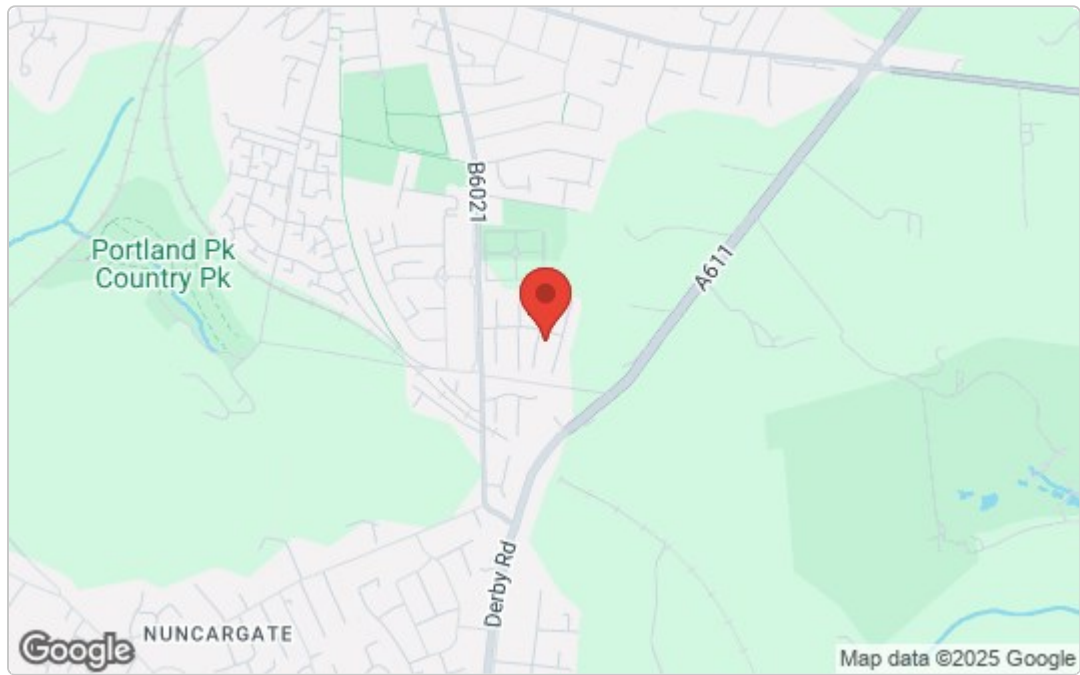
### Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

