



**lighthouse**  
estate agents



26 Sutton Middle Lane, NG17 8FX

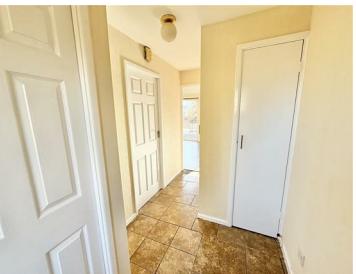
**Offers In The Region Of £225,000**

Lighthouse Estate Agents are pleased to offer this spacious three bedroom, one bathroom detached bungalow with well throughout interiors and in a sought after location.

The bungalow features a welcoming entrance hall with W.C. cloak room, a reception lounge providing access to the rear garden, kitchen, three generous sized bedrooms and a bathroom. The property is surrounded by front and rear gardens, to the rear is a decking area and access to the garage and driveway offering ample parking and vehicle storage.

Sutton Middle Lane offers easy access to many major road links including the A38, M1 (junc 27/28) and is moments from many local shops and other amenities. No Upward Chain.

**Entrance Hall 8'1" x 5'8" (2.47 x 1.75)**



**Cloakroom W.C. 4'3" x 4'5" (1.32 x 1.35)**



**Reception Lounge 23'3" x 12'2" (7.09 x 3.72)**



**Bedroom Two 9'10" x 10'4" (3.01 x 3.17)**



**Bedroom Three 9'4" x 7'8" (2.87 x 2.36)**



**Kitchen 11'5" x 7'11" (3.50 x 2.43)**



**Internal Hallway 5'5" x 4'11" (1.67 x 1.51)**

**Bedroom One 13'3" x 9'9" (4.04 x 2.99)**



**Enclosed Rear Garden**



## Garage & Driveway



### Agents Disclaimer

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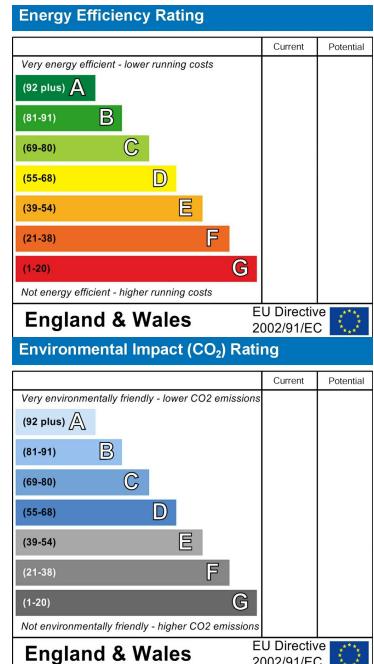
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification 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.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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