



5a Buttery Lane, Sutton-In-Ashfield, NG17 3DZ

Guide Price £265,000

DavidJames
the estate agent



5a Buttery Lane

Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Well proportioned detached bungalow sold with no upward chain
- Cosmetic modernisation required to personal taste
- Three bedrooms, bedroom one with fitted wardrobes
- Entrance porch and hallway with feature internal glazed detail to the lounge
- Good sized lounge with feature fireplace with stone detail and picture window to the front elevation with views towards fields
- Dining room with stone detail (to back of fireplace) and patio doors to the rear garden
- Kitchen with a range of units and adjoining lean-to
- Shower room/Wc with walk-in shower cubicle and electric shower
- Combination gas central heating (boiler approximately one year old)
- Low maintenance rear garden, gated driveway and garage provide off road parking







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

111.8 m²

1204 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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