



18 Burnham Avenue

, Beeston, NG9 5AH

Price Guide £330,000

COMING TO THE MARKET SOON - Call to register for an early viewing

OPEN HOUSE EVENT - Saturday 18th July 11am - 1pm Please call and register your interest

Three-Bedroom Detached Bungalow with Potential to modernise, remodel or extend
Offering enormous potential in a prime residential location, this is a rare opportunity to create a bespoke home on one of the area's most generous plots.

Situated within a quiet and highly sought-after cul-de-sac in the heart of Attenborough, this three-bedroom detached bungalow presents a rare opportunity to acquire a property occupying an exceptionally generous plot with outstanding potential for enhancement and extension, subject to the necessary planning permissions.

The accommodation is well proportioned throughout and comprises an entrance hallway, a fitted kitchen with ample storage, a spacious dining area, and a bright open-plan living room enjoying views over the front garden. Large windows allow plenty of natural light to flood the living

- Detached three-bedroom bungalow
- Exceptionally large plot with significant potential
- Quiet cul-de-sac position in sought-after Attenborough
- Extensive rear garden with greenhouse and shed
- Potential to modernise, remodel or extend (subject to planning)
- OPEN HOUSE EVENT - Saturday 18th July 11am - 1pm

EXCLUSIVELY ON

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

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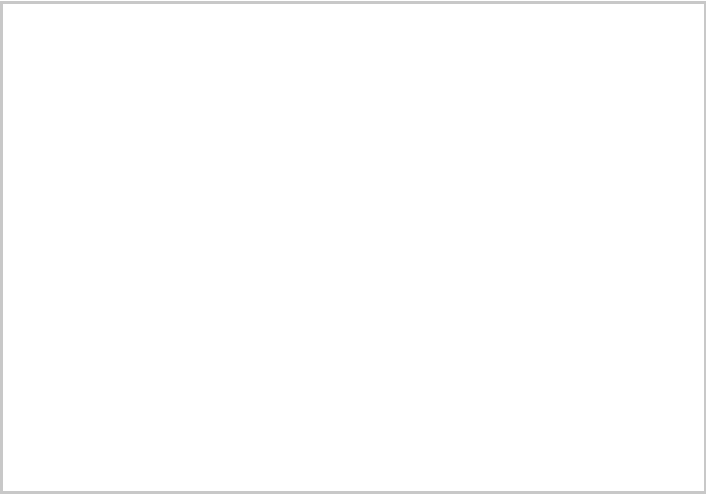
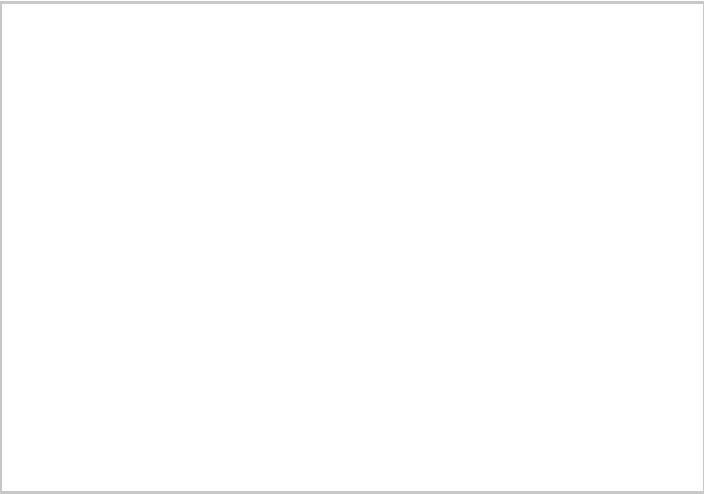
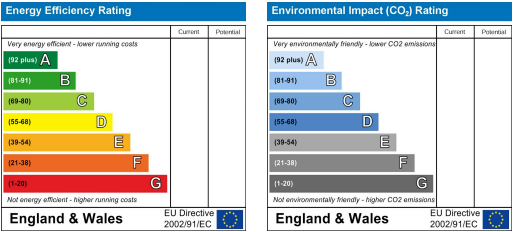
Floor Plan



Area Map



Energy Efficiency Graph



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