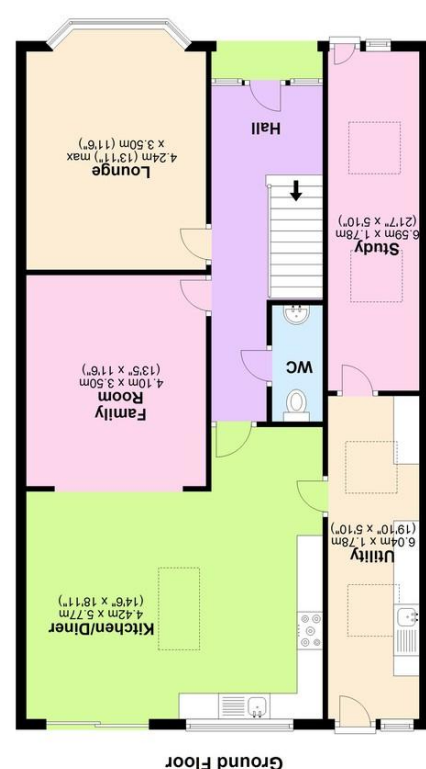


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	82 B



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30 Long Lane, Nottingham, NG9 6BG

Asking Price Of £595,000



4 bedroom Detached House located in Nottingham

An immaculately presented four-bedroom detached house, having been extended to the side and rear. Gas centrally heated and double glazed. Refitted Kitchen and Bathroom. Situated within close proximity to Attenborough Nature Reserve, parks and Attenborough Train Station.



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### Property Description

An immaculately presented four-bedroom detached house, having been extended to the side and rear, the property offering spacious and versatile internal accommodation.

You are greeted by a sizeable entrance hallway which leads to the front reception room benefiting from a large bay window. Whilst at the rear a simply stunning open plan kitchen/diner, and family room. Ideal for a variety of family purchasers

A well-designed modern kitchen with island unit and breakfast bar, features include a boiling water tap, range style gas cooker, integrated dishwasher and wine cooler. With patio doors leading to the rear garden enjoying a sunny south/southwest aspect.

Separate utility with wall and base cupboards, sink and additional appliance space. This leads through to a study area and further access to the front. Ground floor w/c with sink and underneath storage.

Rising to the first floor, is a spacious landing which in turn leads to a master bedroom with a bay window. Two further double bedrooms and a fourth single bedroom.

The refitted bathroom has a free- standing bath, separate double shower cubicle, wash hand basin with storage and W/C .Velux windows, wall



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panelling and a heated towel radiator. Simply Luxury! In addition a shower room with enclosure, W/C , wash hand basin with storage and heated towel rail.

Front garden allows access through double gates to park several vehicles.

To the rear a fully enclosed, larger than average garden with patio, lawns, and sheds. Enjoying a sunny aspect.

Within walking distance of Attenborough Village/Nature Reserve, parks, and Attenborough Train Station.

This property is not one to be missed, with modern features, ample space and a well-maintained garden.

Midway between Long Eaton and Beeston Town Centres and within easy striking distance of the A52 and M1 Motorway.

TENURE: Freehold

VIEWINGS: Strictly by appointment only

