

# HoldenCopley

PREPARE TO BE MOVED

Long Lane, Attenborough, Nottinghamshire NG9 6DB

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£300,000



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## NO UPWARD CHAIN

Nestled in a sought-after location, this beautifully renovated two-bedroom semi-detached house offers an idyllic blend of modern convenience and easy living. The property has been refurbished with consideration for practicality and style. Its close proximity to local amenities, the train station, and the Attenborough Nature Reserve make it an enticing proposition for those seeking a harmonious balance between urban access and nature. Upon entering the ground floor, features a spacious living room that is a welcoming and comfortable space. The newly fitted kitchen, complete with integrated appliances and an open layout that seamlessly connects to the dining room, flooded with natural light from large windows and double French doors that open out to the rear garden. For added convenience, the ground floor also houses a utility room and a W/C. The upper level of the house offers a double bedroom and a single bedroom. The show-stopping bathroom on this level is a true highlight, designed with elegance and relaxation in mind. At the front of the property, a shared driveway and access to the garage. The rear garden is low-maintenance, offering a large patio seating area for outdoor leisure and dining and a variety of plants and shrubs. The garden also features a summer house, providing versatile space for either relaxation, hobbies, or as a home office.

## MUST BE VIEWED







- Semi-Detached House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room & W/C
- Stylish Bathroom
- Shared Driveway & Garage
- Summer House
- Sought After Location
- Must Be Viewed









## GROUND FLOOR

### Porch

5'11" x 1'9" (1.81 x 0.55)

The porch has laminate wood-effect flooring and UPVC double-glazed windows to the front elevation with a single door.

### Entrance Hall

4'11" x 3'6" (1.52 x 1.07)

The entrance hall has carpeted flooring and a single wooden door providing access into the accommodation.

### Living Room

14'7" x 13'4" (4.47 x 4.08)

The living room has hard oak flooring, a radiator, a recessed chimney breast alcove and a UPVC double-glazed bay window to the front elevation.

### Kitchen

11'8" x 9'6" (3.58 x 2.92)

The kitchen has a range of fitted base and wall units with worktops, a stone composite sink and drainer with a mixer tap, space and plumbing for a dishwasher, an integrated induction hob, an integrated oven, an extractor fan, a splashback, a radiator, tiled flooring and open access into the dining room.

### Dining Room

10'6" x 8'5" (3.21 x 2.57)

The dining room has click flooring, recessed spotlights, an electric heater, UPVC double-glazed windows to the rear and side elevations and double French doors opening out to the rear garden.

### Utility - W/C

15'4" x 4'3" (4.68 x 1.32)

The utility and W/C have a range of base units with worktops, space and plumbing for a washing machine, dryer and fridge freezer, a radiator, a wall-mounted boiler, a low level dual flush W/C, a vanity storage unit with a wash basin, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

4'3" x 2'7" (1.31 x 0.81)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

### Master Bedroom

16'7" x 11'1" (5.07 x 3.39)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

### Bedroom Two

7'9" x 7'7" (2.37 x 2.33)

The second bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation and access to the loft with courtesy lighting.

### Bathroom

10'8" x 8'7" (3.26 x 2.62)

The bathroom has a low level flush W/C, a traditional wash basin, a free-standing claw foot bath, an extractor fan, a radiator, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

The front of the property has a lawn, a shared driveway and access to the garage.

### Rear

To the rear of the property is an enclosed southeast-facing garden with a paved patio area, plants and shrubs, fence panelling and a summer house that has electrics and lighting.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps

(upload)

Phone Signal – Mostly 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk area

Non-Standard Construction – Brick

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

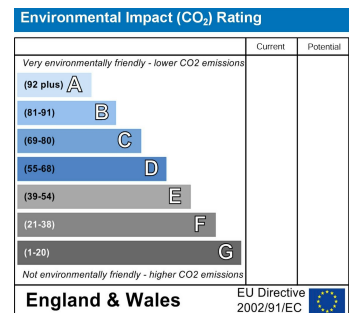
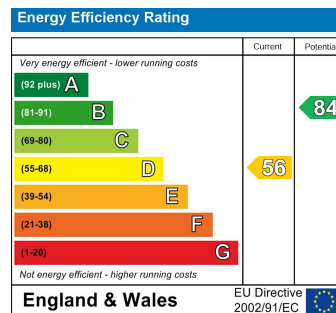
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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