

HoldenCopley

PREPARE TO BE MOVED

Long Lane, Attenborough, Nottinghamshire NG9 6BN

Guide Price £500,000 - £550,000

Long Lane, Attenborough, Nottinghamshire NG9 6BN

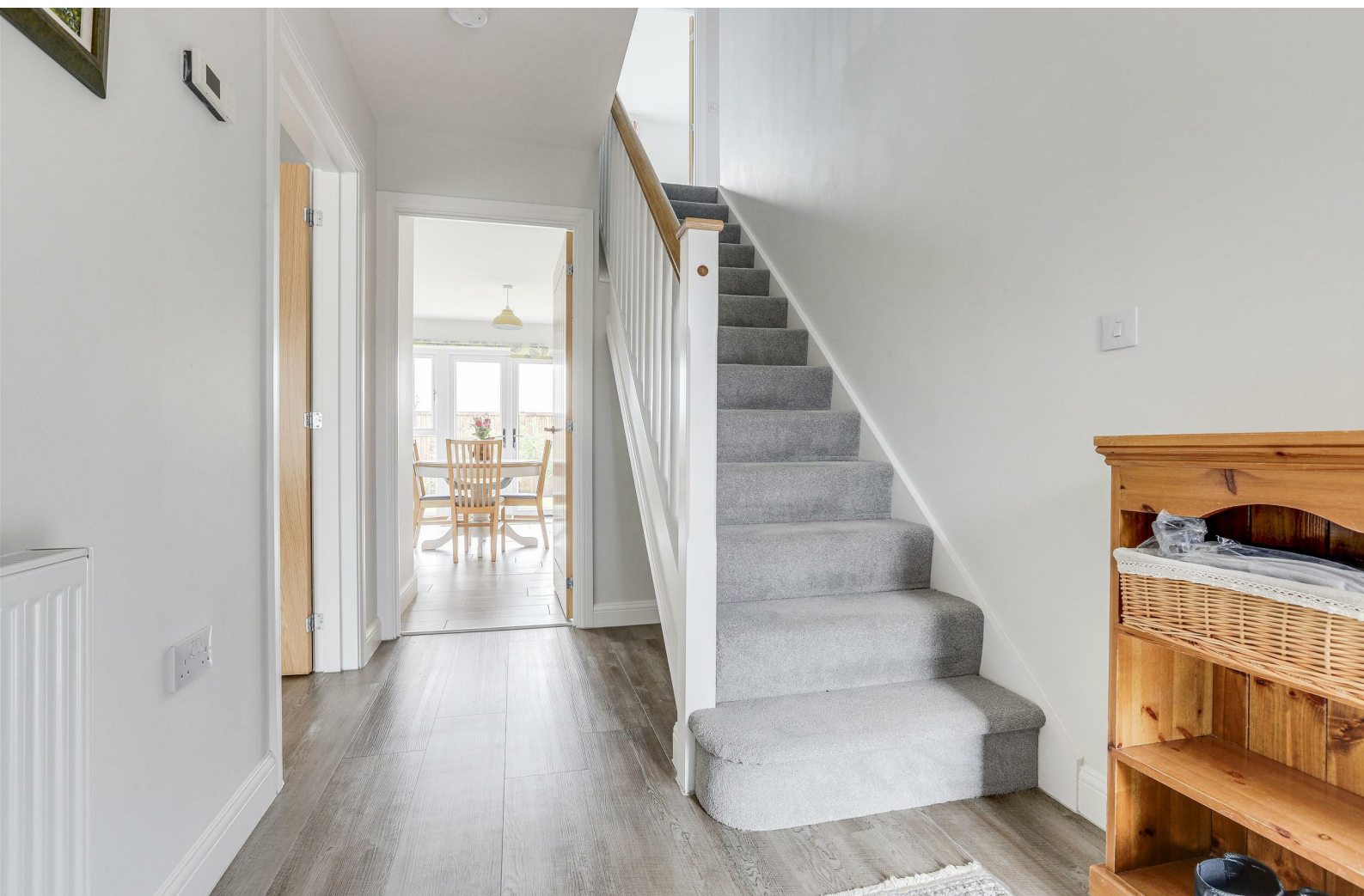


GUIDE PRICE: £500,000 - £550,000

LOCATION, LOCATION, LOCATION...

This well-presented four-bedroom detached house, built in recent years, offers spacious accommodation ideal for a growing family. Situated in the highly sought-after area of Attenborough, the property boasts a prime location backing onto the scenic Attenborough Nature Reserve, with easy access to local schools and retail parks. Nestled midway between Long Eaton and Beeston town centres, it benefits from excellent transport links, including close proximity to the A52, M1 Motorway, and Attenborough Train Station, perfect for commuters. The ground floor features an inviting entrance hall, a comfortable living room, and a modern fitted kitchen diner equipped with a range of integrated appliances, alongside a separate utility room and a convenient W/C. Upstairs, the first floor comprises four generously sized bedrooms, with the master enjoying an en-suite, and a stylish four-piece family bathroom, plus ample storage throughout. Externally, the property offers a large driveway with parking for multiple vehicles, an integral garage, and a south-facing enclosed rear garden complete with a patio and lawn, ideal for outdoor relaxation.

MUST BE VIEWED





- Detached Family Home
- Four Good-Sized Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Utility & W/C
- Integral Garage
- Bathroom & En-Suite
- South-Facing Garden
- Large Driveway
- Sought-After Location





GROUND FLOOR

Entrance Hall

10'9" x 6'4" (max) (3.30m x 1.95m (max))

The entrance hall has Karndean flooring, carpeted stairs, a radiator, a full height UPVC double-glazed obscure window to the front elevation, and a single composite door providing access into the accommodation.

Living Room

18'11" x 11'7" (max) (5.53m x 3.54m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, Karndean flooring, and two radiators.

Kitchen/Diner

18'6" x 14'5" (max) (5.65m x 4.40m (max))

The kitchen has a range of fitted base and wall units with marble worktops, an undermount sink and a half with a mono mixer tap and draining grooves, an integrated dishwasher, an integrated double oven, a five-ring gas hob with an extractor fan, an integrated fridge freezer, space for a dining table, tiled flooring, a radiator, an in-built pantry cupboard, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Pantry

2'10" x 2'4" (0.87m x 0.73m)

Utility Room

6'3" x 5'7" (1.92m x 1.71m)

The utility room has a fitted base cupboard with a worktop, a stainless steel sink with a mono mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted boiler, tiled flooring, a radiator, an extractor fan, and a UPVC double-glazed window to the rear elevation.

W/C

5'4" x 3'1" (max) (1.64m x 0.94m (max))

This space has a low level dual flush W/C, a wash basin, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Garage

19'11" x 9'7" (5.84m x 2.93m)

The garage has a single door providing side access, lighting, and an up and over door opening out onto the front driveway.

FIRST FLOOR

Landing

11'8" x 10'6" (max) (3.56m x 3.21m (max))

The landing has carpeted flooring, an in-built airing cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'3" x 11'8" (max) (3.75m x 3.56m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted sliding door wardrobes, and access into the en-suite.

En-Suite

6'7" x 5'2" (2.02m x 1.60m)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, tiled flooring, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

13'8" x 9'11" (4.17m x 3.03m)

The second bedroom has dual-aspect UPVC double-glazed windows to the front and side elevation, carpeted flooring, a radiator, and a fitted sliding door wardrobe.

Bedroom Three

12'11" x 11'8" (max) (3.94m x 3.56m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Four

11'0" x 8'0" (3.37m x 2.45m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

10'11" x 7'0" (max) (3.33m x 2.15m (max))

The bathroom has a low level dual flush W/C, a wash basin, an electrical shaving point, a shower enclosure, a panelled bath with an overhead shower and a shower screen, tiled flooring, partially tiled walls, an in-built cupboard, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage, external lighting, and gated access to the garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, various plants, an outdoor tap, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

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

Phone Signal – Mostly 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for rivers & sea / very low risk for surface water

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band E

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.

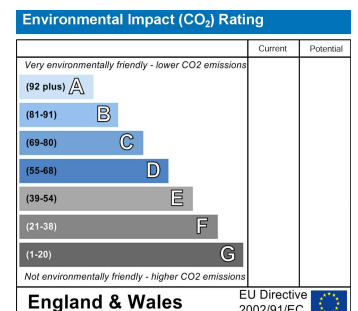
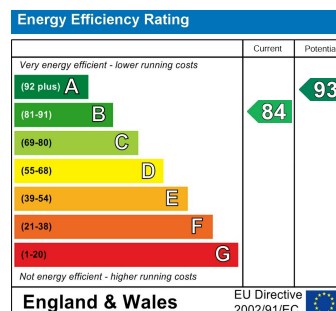
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Long Lane, Attenborough, Nottinghamshire NG9 6BN

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.