



Three bedroom Detached House located in Attenborough.

Offers Over
£375,000

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LETTINGS & PROPERTY MANAGEMENT

110 Long Lane Attenborough Nottingham NG9 6BW



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FULL DESCRIPTION

An immaculately presented, spacious semi-detached home, having been extended and renovated throughout, offers the perfect living accommodation for growing families.

Ideally located in Attenborough village and walking distance to transport links, the nature reserve and local amenities.

Upon entering the property, you are greeted with a light and spacious entrance hallway leading to an open plan living and dining space with dual aspect and access to the rear garden, with patio doors inviting the outside in.

A newly extended modern kitchen with breakfast bar and integrated appliances and the added benefit of a cosy sunroom with UPVC patio doors to the rear garden. This room offers versatile space for many different buyers.

A further utility room and downstairs shower room completes the ground floor accommodation.

To the first floor, two double bedrooms and a further single room, which lends itself to a child's bedroom or home office.

A recently modernised main bathroom benefiting from a walk-in shower, heated towel radiator and illuminating mirror.

To the rear a well maintained, enclosed private garden with patio and lawned area.

Off street parking for multiple vehicles.

Early viewing comes highly recommended

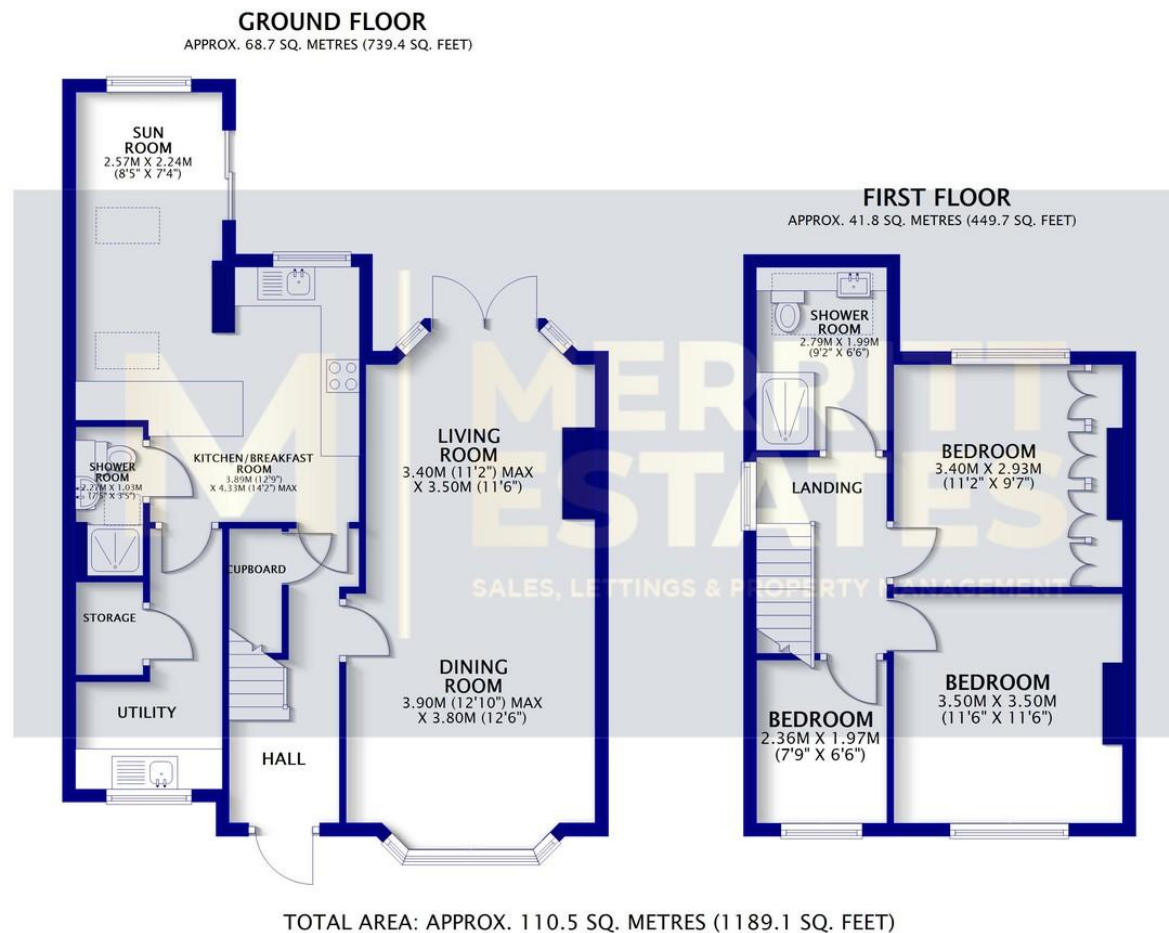
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It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.
We hold independent redress with The Property Ombudsman.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN



DIRECTIONS

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