



Attenborough Lane,
Beeston, Nottingham
NG9 5JP

£280,000 Freehold



An Attractive Three-Bedroom Semi-Detached House with a Large Garage.

Situated in this sought-after and well established residential location, readily accessible for a range of local shops and amenities, including schools, transport links, Attenborough Nature Reserve and Chilwell Retail Park. This fantastic property is considered an ideal opportunity for a variety of potential purchasers, including first time buyers, young professionals and families.

In brief, the internal accommodation comprises entrance hall, lounge diner, kitchen and bathroom to the ground floor with three good sized bedrooms to the first floor.

To the front of the property you will find a driveway with ample car standing, lawn with mature trees and shrubs, and access to the garage. To the rear of the property you will find a well maintained, private and enclosed garden which includes a patio area overlooking the lawn beyond, a useful storage shed, mature apple tree and fenced boundaries.

The great property is offered to the market with the benefit of uPVC double glazing and gas central heating throughout, along with a light and airy living space and also offers huge potential for an incoming purchaser to extend and reconfigure to their own personal needs and requirements.



ENTRANCE HALL

uPVC double glazed front door, radiator, two windows to the side, stairs to the first floor, doors to the bathroom, kitchen and lounge diner.

LOUNGE DINER

15'0" x 11'10" (4.58 x 3.62)

uPVC double glazed bay window to the front, electric fire and radiator.

KITCHEN

11'9" x 10'9" (3.6 x 3.3)

A range of wall, base and drawer units, work surfaces, one and a half bowl sink unit with drainer and mixer tap, integrate gas hob with air filter over, tiled splashbacks, integrate double electric oven, integrated fridge and freezer, plumbing for a dishwasher, breakfast bar, radiator and uPVC double glazed door and window to the rear.

BATHROOM

8'8" x 6'9" (2.66 x 2.08)

Incorporating a three piece suite comprising panel bath with rainfall effect shower over, wash hand basin inset to vanity unit, WC, laminate flooring, tiled splashbacks, radiator, uPVC double glazed window to the side and rear, spotlights and extractor fan.

FIRST FLOOR LANDING

uPVC double glazed window to the side, large storage cupboard and doors to the three bedrooms.

BEDROOM ONE

15'0" x 11'10" (4.59 x 3.61)

Carpeted double bedroom with uPVC double glazed window to the front, built-in wardrobes and storage cupboard, radiator.

BEDROOM TWO

11'8" x 10'9" (3.57 x 3.29)

Carpeted double bedroom with uPVC double glazed window to the rear, radiator.

BEDROOM THREE

8'8" x 6'11" (2.66 x 2.12)

Carpeted bedroom with built-in wardrobe, uPVC double glazed window to the rear, radiator, loft hatch.

OUTSIDE

To the front of the property you will find a driveway with ample car standing, lawn with mature trees and shrubs, and access to the garage. To the rear of the property you will find a well maintained, private and enclosed garden which includes a patio area overlooking the lawn beyond, a useful storage shed, mature apple tree and fenced boundaries.

GARAGE

34'7" x 20'9" (10.55 x 6.34)

Power and electricity, electric roll up garage door to the front, three uPVC double glazed windows and a door to the garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.