



Long Lane,  
Attenborough, Nottingham  
NG9 6BG

**£850,000 Freehold**



Nestled in the charming area of Attenborough, Nottingham, this impressive detached house on Long Lane offers a perfect blend of space and comfort for family living with accommodation arranged over three floors. With six generously sized bedrooms, this property is ideal for larger families or those who desire extra room for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a formal sitting room or a casual family space. The layout of the home ensures that natural light flows throughout, creating a warm and welcoming atmosphere.

The property boasts three well-appointed bathrooms, which is a significant advantage for busy households, ensuring convenience and privacy for all family members. Each bathroom is designed with modern fixtures, offering both functionality and style.

Outside, the property features a double garage and parking, providing ease of access and security. The surrounding area of Attenborough is known for its picturesque scenery and community spirit, making it an excellent choice for those seeking a peaceful yet connected lifestyle.

This delightful home is not just a place to live; it is a sanctuary where memories can be made. With its spacious interiors and prime location, this property is a rare find in the market. We invite you to explore the potential of this wonderful home and envision your future in this delightful setting.



### Entrance Hall

Entrance door with flanking window, hard wood flooring, radiator, stairs to the first floor landing, and doors to the dining room, kitchen breakfast room, WC, utility room, and lounge.

### Dining Room

14'0" x 13'1" (4.27m x 4.00m)

A carpeted reception room with double glazed bay sash window to the front, two radiators, period feature open fire place with tiled hearth.

### Lounge

16'0" x 13'5" (4.88m x 4.11m)

A carpeted reception room with double glazed bay sash window to the front, two radiators, period feature open gas fire with tiled hearth and Adam-style mantle.

### Kitchen Breakfast Room

19'4" x 13'1" (5.90m x 4.00m)

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, a Rangemaster cooker with extractor fan over, and tiled splashbacks, integrated microwave, fridge and dishwasher, spotlights to ceiling, radiator, double glazed window to the side, and double glazed French doors with flanking windows to the rear.

### Utility Room

16'3" reducing to 10'0" x 12'0" reducing to 5'3" (4.97m reducing to 3.05m x 3.66m reducing to 1.61m)

Fitted with a range of wall, base and drawer units, work surfaces, Belfast-style sink with mixer tap, space for a fridge and freezer, plumbing for a washing, tiled flooring and splashback, radiator, spotlights to ceiling, double glazed sash window to the rear, useful under stairs storage cupboard, door to the rear, and door the ground floor store room.

### Store Room

With tiled flooring, radiator, window to the side, and a Worcester boiler.

### WC

With a high-flush WC, wall mounted wash-hand basin, radiator, and a double-glazed window to the rear.

### First Floor Lading

Double glazed sash window to the rear, stairs to the second floor, and doors to the bathroom, study and four bedrooms.

### Main Bedroom Suite

16'3" x 12'6" (4.96m x 3.83m)

A carpeted double bedroom with fitted wardrobes, radiator, double glazed sash window to the rear, and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: corner shower, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, wall mounted heated towel rail, spotlights to ceiling, extractor fan, and UPVC double glazed window to the side.

### Bedroom Two

14'1" x 13'0" (4.3m x 3.98m)

A carpeted double bedroom with double glazed sash window to the front, radiator, and a wash-hand basin inset to vanity unit, with tiled splashback.

### Bedroom Three

16'0" reducing to 10'0" x 13'6" (4.89m reducing to 3.07m x 4.12m)

A carpeted double bedroom with double glazed sash window to the front, and radiator.

### Bedroom Four

13'3" x 13'0" (4.04m x 3.97m)

A carpeted double bedroom with double glazed sash window to the rear, radiator, wash-hand basin inset to vanity unit with tiled splashback, and a built-in storage cupboard.

### Study

9'2" x 5'11" (2.81m x 1.82m)

A carpeted room, with double glazed sash window to the front, and radiator.

### Bathroom

13'0" x 5'8" (3.98m x 1.75m)

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash-hand basin, WC, laminate flooring, part tiled walls, spotlights to ceiling, radiator, double glazed sash window to the side, and a airing cupboard housing the hot water cylinder.

### Second Floor Lading

With a roof light, and doors to the store room, and two bedrooms.

### Bedroom Five

13'6" x 11'1" (4.14m x 3.39m)

A carpeted double bedroom with a large built-in storage cupboard, UPVC double glazed sash window to the front, and a radiator.

### Bedroom Six

13'6" x 11'0" (4.14m x 3.37m)

A carpeted double bedroom, built-in wardrobe, UPVC double glazed sash window to the front, and radiator.

### Store Room

8'6" x 8'5" (2.6m x 2.57m)

A carpeted room with roof light, base units, worktops, radiator, and a built-in storage cupboard.

### Outside

The property enjoys a large plot, with a lawned garden to the front, along with a range of mature plants and shrubs, stocked beds, Indian sandstone footpath, and gated side access to the generous private and enclosed well-maintained rear garden, which features a Indian sandstone patio overlooking the lawn beyond, a gravelled area, a range of stocked beds and borders, mature trees and shrubs, door to the garage, and gated access to the driveway at the rear.

### Double Garage

20'2" x 19'5" (6.15m x 5.94m)

Up and over garage door to the front, pedestrian door to the side, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

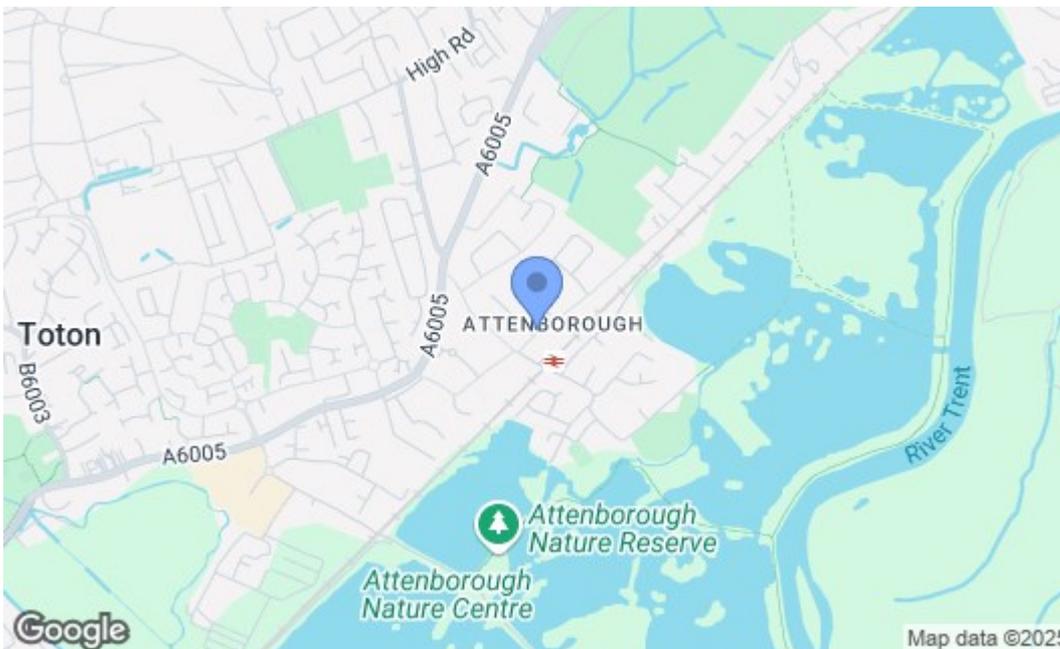
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





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

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