



Long Lane,
Attenborough, Nottingham
NG9 6DB

£285,000 Freehold



A well-presented traditionally styled three-bedroom semi-detached house with a conservatory to the rear.

Benefitting from a good quality modern bathroom and kitchen, this well-proportioned home offering ready to move into accommodation is considered an ideal opportunity for a first time buyer or family purchaser.

In brief the internal accommodation comprises entrance porch, entrance hallway, sitting room, breakfast kitchen, bathroom and conservatory, rising to the first floor are two double bedrooms and a single bedroom.

Outside the property has a drive to the front, providing car standing with the garage beyond, and mature and particularly well-manicured gardens with a variety of shrubs and trees.

Occupying a sought-after residential location within Attenborough, a short walk from the train station and nature reserve, yet readily accessible for Chilwell High Road and Beeston, as well as excellent transport links this great property is well worthy of viewing.



Entrance Porch

UPVC double glazed entrance door with flanking window, further wooden door with coloured glazing leads to the entrance hall.

Entrance Hallway

With stairs off to the first floor landing, and radiator.

Sitting Room

14'7" x 13'1" (4.45m x 4.01m)

UPVC double glazed window to the front, radiator and a display recess within the chimney breast.

Kitchen Diner

13'1" x 9'6" (3.99m x 2.90m)

Good quality fitted wall and base units, granite work surfacing and splashback, breakfast bar, one and half bowl sink with mixer tap, inset induction hob with filter above, inset oven, two UPVC double glazed windows, radiator, doors through to the conservatory, and under stairs cupboard.

Bathroom

9'5" x 6'9" (2.89m x 2.08m)

Fitments in white comprising WC, pedestal wash-hand basin, bath with mains control over head shower and further shower handset, part tiled walls, tiled flooring, extractor fan, UPVC double glazed window and radiator.

Conservatory

13'6" x 8'9" (4.13m x 2.68m)

UPVC double glazed windows and patio doors, and tiled flooring.

First Floor Landing

UPVC double glazed window to the side.

Bedroom One

16'2" x 10'0" maximum overall measurements (4.95m x 3.07m maximum overall measurements)

Two UPVC double glazed windows, radiator and fitted wardrobe.

Bedroom Two

11'5" x 8'7" (3.49m x 2.63m)

UPVC double glazed window and radiator.

Bedroom Three

8'4" x 7'6" (2.55m x 2.29m)

UPVC double glazed window and radiator.

Outside

To the front the property has a drive proving car standing with the garage beyond. The property also benefits from a mature front garden providing a good degree of privacy to the property and comprising various mature shrubs and trees and a pond. To the rear the property has an enclosed garden with a patio, raised beds, lawn, well stocked borders with shrubs and trees and a shed.

Garage

16'9" x 10'5" (5.12m x 3.18m)

Pedestrian door to the rear, double doors to the front, light and power, plumbing for a washing machine, and tap.

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

Does the property have spray foam in the loft?: No

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.

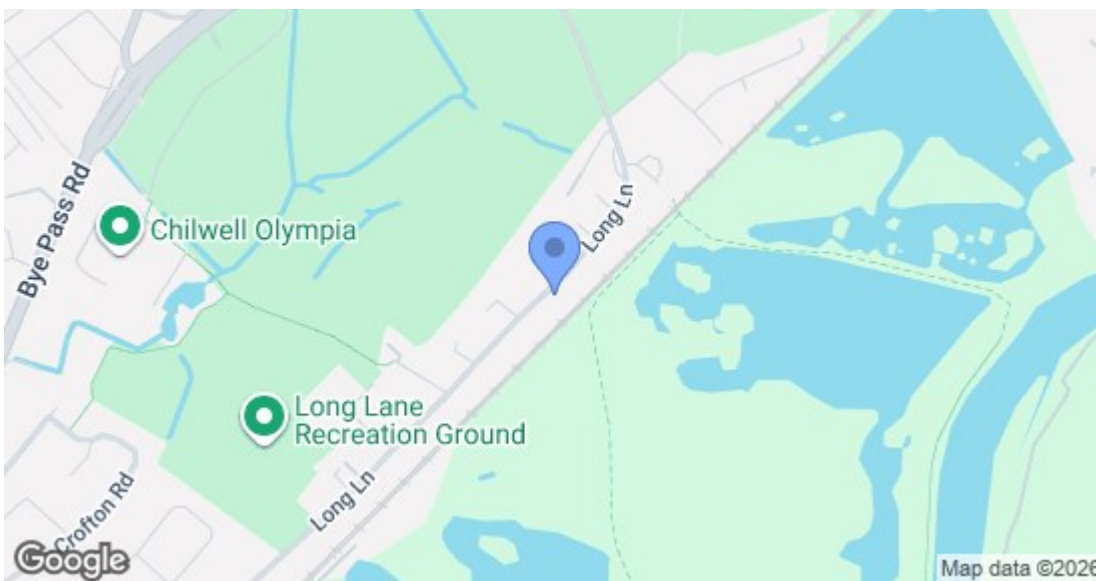
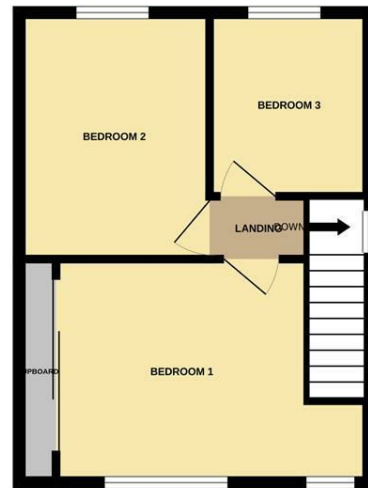




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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			
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