Robert Ellis

look no further...

Attenborough Lane,
Beeston, Nottingham
NG9 5HZ

£400,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Located on Attenborough Lane in Beeston, this delightful four-bedroom house presents an exceptional opportunity for families and individuals alike. With no upward chain, this property is ready for you to move in and make it your own without the hassle of delays.

The spacious layout of the house offers ample room for comfortable living. Each of the four bedrooms is well-proportioned, providing a perfect sanctuary for rest and relaxation. The living areas are designed to be both functional and inviting, making it an ideal space for entertaining guests or enjoying quiet family evenings.

The location of this property is particularly appealing, as Beeston is known for its vibrant community and excellent amenities. Residents can enjoy easy access to local shops, schools, and parks, making it a wonderful place to raise a family or settle down. Additionally, the nearby transport links ensure that commuting to Nottingham city centre and beyond is both convenient and efficient.

This house is a rare find in a sought-after area, and its no upward chain status means you can embark on your new journey without unnecessary delays. Whether you are looking for a family home or a solid investment, this property on Attenborough Lane is certainly worth considering. Don't miss the chance to view this lovely home and envision the possibilities it holds for you and your loved ones.

Entrance Hall
UPVC double glazed entrance door, stairs to the first floor, radiator, useful under stairs storage space and doors to the shower/utility room, kitchen and lounge.

Lounge
14'11" x 11'11" (4.55m x 3.65m)
With laminate flooring, UPVC double glazed window to the front, radiator and gas fire with Adam style mantle.

Kitchen
11'11" x 10'10" (3.65m x 3.31m)
Fitted with a range of wall, base and draw units, work surfaces, sink and drainer unit with mixer tap, integrated double electric oven, integrated gas hob with extractor fan over, space for a fridge freezer, tiled flooring and splashbacks, spotlights. radiator, UPVC double glazed window to the rear and composite door to the rear.

Shower/Utility Room
Comprising a shower, wash-hand basin inset to vanity unit, WC, plumbing for a washing machine and tumble dryer, radiator, heated towel rail, tiled flooring and half-tiled walls, UPVC double glazed window to the rear.

Landing
with a useful built-in storage cupboard and doors to the bathroom and four bedrooms.

Bedroom One
15'1" x 12'0" (4.6m x 3.66m)
Laminate flooring, fitted wardrobes, UPVC double glazed window to the front and radiator.

Bedroom Two
11'11" x 10'10" (3.65m x 3.32m)
Laminate flooring, fitted wardrobes, loft hatch, UPVC double glazed window to the rear and radiator.

Bedroom Three
12'1" x 11'10" (3.7m x 3.62m)
Laminate flooring, UPVC double glazed window to the front and radiator.

Bedroom Four
11'9" x 8'5" (3.6m x 2.57m)
Laminate flooring, UPVC double glazed window to the rear and radiator.

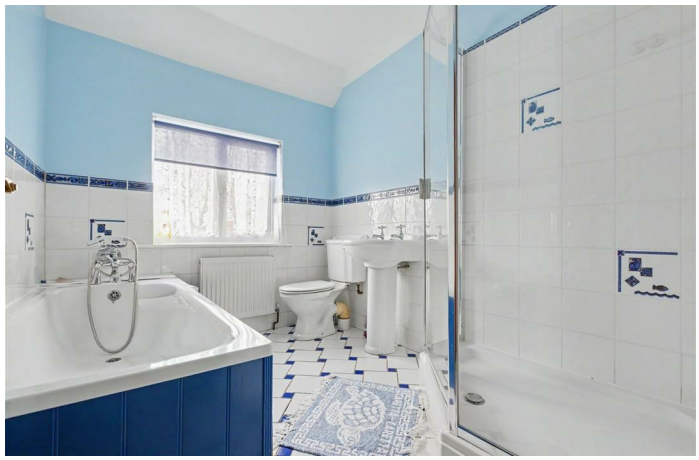
Bathroom
Incorporating a four-piece suite comprising panelled bath, shower, pedestal wash-hand basin, WC, tiled flooring and walls, radiator, heated towel rail, spotlights, extractor fan and UPVC double glazed window to the rear.

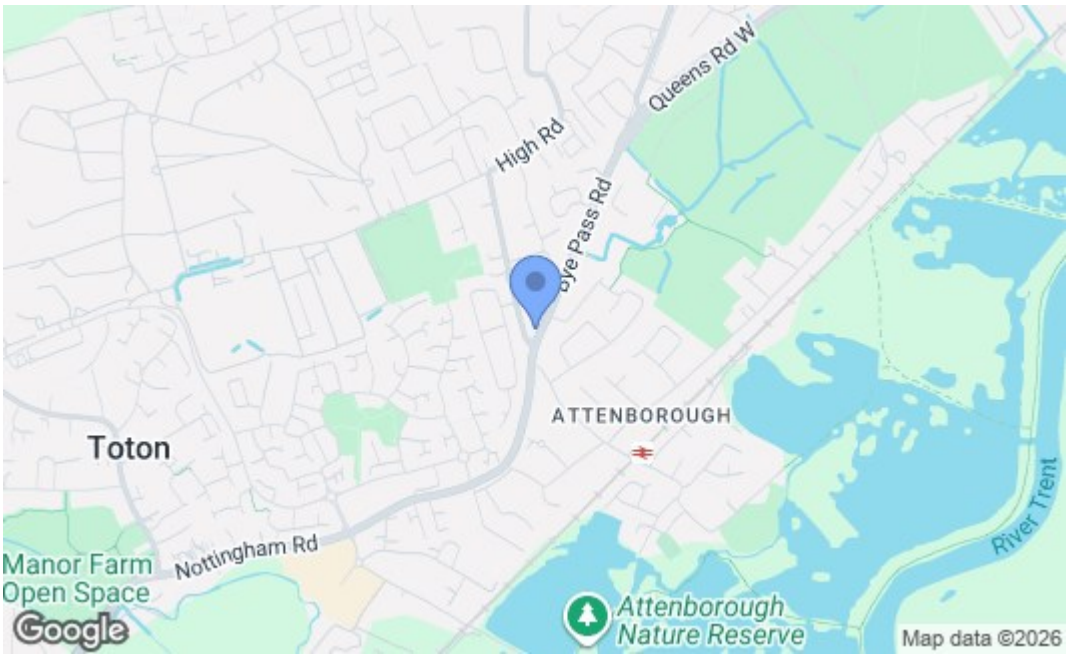
Garage
27'0" x 11'10" (8.25m x 3.61m)
With an electric up and over garage door to the front, light and power, UPVC double glazed window to the side, and UPVC double glazed French doors to the rear garden.

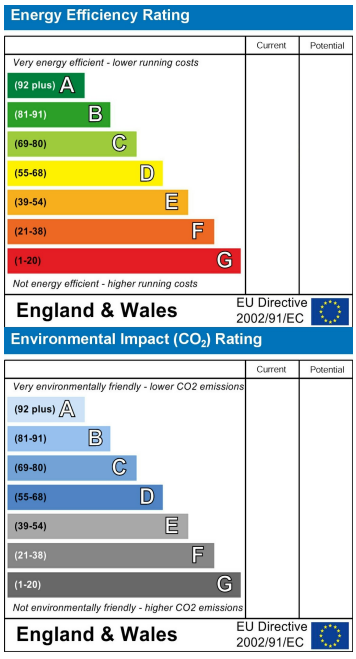
Outside
To the front of the property you will find a lawned garden with stocked borders, mature trees and shrubs, concrete driveway and gated side access leading to the generous private and enclosed rear garden which includes a concrete patio, lawned area beyond, small decking area, large pond, mature trees and shrubs, stocked beds and borders, two brick built stores, outside tap and walled boundaries.

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: obtained for completed work.
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.







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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
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