Robert Ellis

*look no further. . .*

Long Lane,
Attenborough, Nottingham
NG9 6BG

**£725,000 Freehold**

0115 922 0888

/robertellisestateagent @robertellisea

An attractive seven bedroom detached house that has retained a wealth of original character and charm.

Situated in this sought-after and convenient residential location, within easy reach of a variety of local shops and amenities including; schools, transport links, Chilwell Retail Park and Attenborough Nature Reserve, this delightful property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the generous and versatile internal accommodation which is arranged over three floors comprises; entrance hallway, lounge, dining room, living room, kitchen/breakfast room, laundry room and guest cloakroom to the ground floor and to the first floor you will find the main bedroom suite, a further three double bedrooms and the family bathroom, then rising to the second floor there are a further three good sized bedrooms.

Enjoying an impressive plot just under 1/4 of an acre, there is a large front garden which is mainly laid lawn and gated side access leads to the private and enclosed rear garden with the gated driveway and detached double garage at the end.

Offered to the market with the benefit of gas central heating throughout and chain free vacant possession, although in need of some attention, this rare opportunity is perfect for an incoming purchaser to upgrade, reconfigure and extended (subject to planning permissions) to their own personal needs and requirements.

Entrance hall
A grand entrance door with flanking window, original tiled flooring, radiator, stairs to the first floor, useful under stair storage cupboard and doors to the lounge, kitchen/breakfast room, guest cloakroom, living room, laundry room and dining room.

Dining Room
14'0" x 13'0" (4.28m x 3.97m )
Sash bay window to the front, wooden flooring, two radiators, electric fire with tiled hearth and surround and Adam-style mantle.

Lounge
15'11" x 13'6" (4.86m x 4.12m )
A carpeted reception room with two radiators, gas fire with Adam-style mantle, and sash bay window to the front.

Laundry Room
9'10" x 5'10" (3.02m x 1.8m )
With a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, plumbing for a washing machine and tumble dryer, tiled flooring and splash backs, wall mounted heated towel rail and sash window to the side.

Living Room
12'11" x 12'10" (3.96m x 3.93m )
With laminate flooring, radiator and double glazed French doors with flanking windows to the rear patio.

Kitchen/Breakfast Room
16'4" x 12'11" (4.98m x 3.94m )
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, gas cooker point, tiled flooring and splashbacks, useful appliance space, radiator, wall mounted Vaillant boiler, windows the rear and side and door leading to the rear garden.

Guest Cloakroom
Fitted with a low level WC, corner wash hand basin, tiled flooring and part tiled walls, radiator and window to the rear.

First Floor Landing
Sash window to the rear, radiator, stairs to the second floor and doors to the bathroom and four bedrooms.

Main Bedroom Suite
15'11" x 13'6" (4.87m x 4.14m )
A carpeted double bedroom with two radiators, sash window to the front and door leading to the en-suite.

En-suite
9'4" x 5'10" (2.87m x 1.8m )
Incorporating a four piece suite comprising; panelled bath with shower over, pedestal wash hand basin, low level WC, bidet, tiled splashbacks, radiator, electric shaver point and sash window to the front.

Bedroom Two
14'0" x 13'1" (4.29m x 4m )
A carpeted double bedroom with two radiators, feature period fire place with tiled hearth and sash window to the front.

Bedroom Three
16'4" x 12'11" (4.98m x 3.96m )
A double bedroom with wooden flooring, radiator, feature period fire place with tiled hearth, airing cupboard housing the hot water cylinder and sash window to the rear.

Bedroom Four
13'0" x 12'10" (3.98m x 3.92m )
A carpeted double bedroom with radiator, feature period fire place and sash window to the rear.

Bathroom
13'1" x 5'10" (4m x 1.79m )
Fitted with a four piece suite comprising, panelled bath, walk in shower, pedestal wash hand basin, low level WC, tiled splashbacks, electric shaver point and sash window to the side.

Second Floor Landing
With windows to the rear and doors leading to the three bedrooms.

Bedroom Five
20'6" x 11'5" (6.27m x 3.48m )
A double bedroom with wooden flooring, two sash windows to the front and electric storage heater.

Bedroom Six
13'5" x 10'0" (4.11m x 3.06m )
With wooden flooring, sash window to the rear and electric storage heater.

Bedroom Seven
13'3" x 10'0" (4.06m x 3.05m )
With wooden flooring, sash window to the rear and electric storage heater.

Outside
Enjoying an impressive plot, just under a 1/4 of an acre, there is a large lawned front garden with a range of mature trees and shrubs, stocked beds and borders and gated side access to the generous rear private and enclosed rear garden which includes a stone and blocked paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, raised stocked beds and at the end of the garden is the gated driveway leading to the detached double garage.

Garage
19'3" x 19'1" (5.88m x 5.83m )
Electric up and over door to the front, light and power, windows to both sides and pedestrian door to the side.

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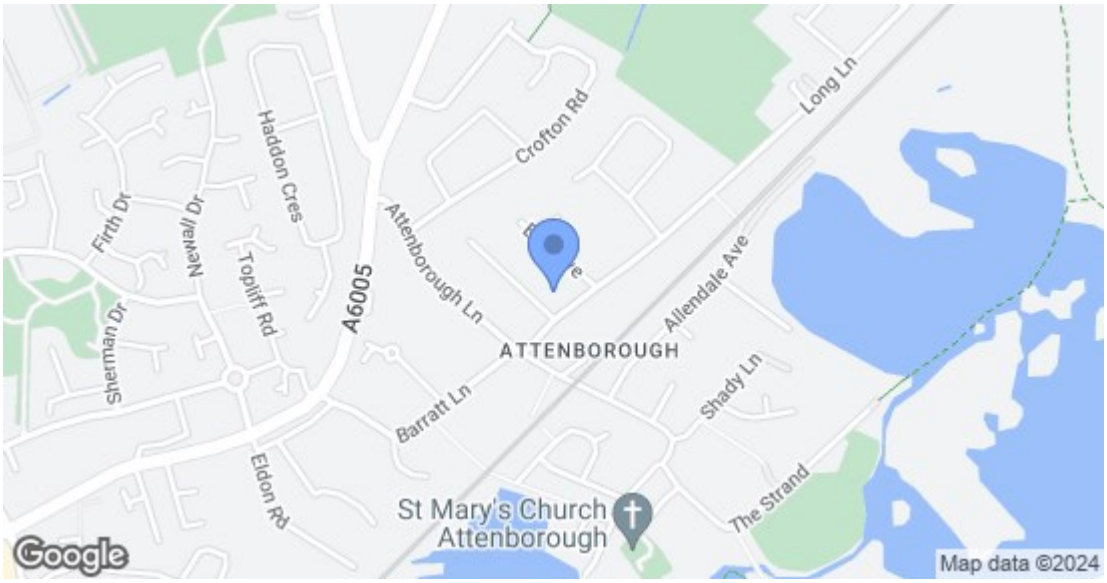


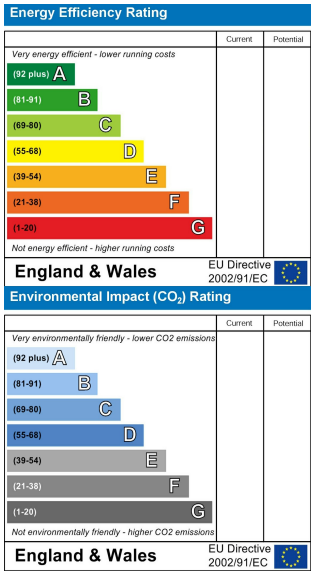


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888