Robert Ellis

look no further...

Long Lane,
Attenborough, Nottingham
NG9 6BW

£340,000

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A well proportioned and extended four bedroom bay fronted semi-detached property.

A beautifully presented bright and airy house situated in this sought-after residential location well placed for a range of local amenities including, shops, schools and transport links, this well proportioned and versatile home is considered ideal for the needs of a growing family but will doubtless be of interest to a variety of potential purchasers.

In brief the internal accommodation comprises; entrance hall, open plan lounge diner, kitchen, conservatory, utility room and WC to the ground floor with three double bedrooms and a further single bedroom and bathroom to the first floor.

Outside to the front of the property there is a driveway providing ample car standing with the garage beyond and to the rear of the property is a well maintained private garden which is mainly laid to lawn and features well stocked beds and borders, garden shed and is enclosed with timber and hedge boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout this property is well worthy of an internal viewing in order to be fully appreciated.

Entrance Hall
UPVC double glazed door to front, stairs leading to the first floor, engineered wood flooring, radiator, useful under stair storage cupboard and doors leading into the kitchen and open plan lounge diner.

Open Plan Lounge Diner
26'0" x 11'5" (7.94m x 3.50m)
UPVC double glazed window to the front, feature wall mounted electric fire, two radiators, carpet flooring and UPVC double glazed sliding doors leading into the conservatory.

Conservatory
UPVC and brick construction, tiled flooring, radiator and UPVC double glazed French doors leading to the rear garden.

Kitchen
16'5" x 7'6" (5.01m x 2.29m)
Fitted with a range of modern wall, base and drawer units, work surfaces, composite sink and drainer unit with mixer tap, range oven with extractor fan over, integrated fridge freezer and dishwasher, tiled flooring, spot lights to ceiling, radiator and UPVC double glazed windows to front and side.

Utility Room
16'0" x 6'5" (4.88m x 1.97m)
Fitted with a range of wall and base units, work surfaces, space and plumbing for a washing machine and dryer, UPVC double glazed door leading to the rear garden and further door leading into the downstairs WC.

Downstairs WC
Fitted with a low level WC and wall mounted wash hand basin with tiled splashback.

First Floor Landing
Stairs rising from the ground floor, useful attic access and doors leading into bedrooms and bathrooms.

Bedroom Three
17'0" x 6'5" (5.19m x 1.98m)
UPVC double glazed windows to the front and rear, carpet flooring and radiator.

Bedroom One
13'7" x 11'6" (4.16m x 3.51m)
UPVC double glazed bay window to front, carpet flooring and radiator.

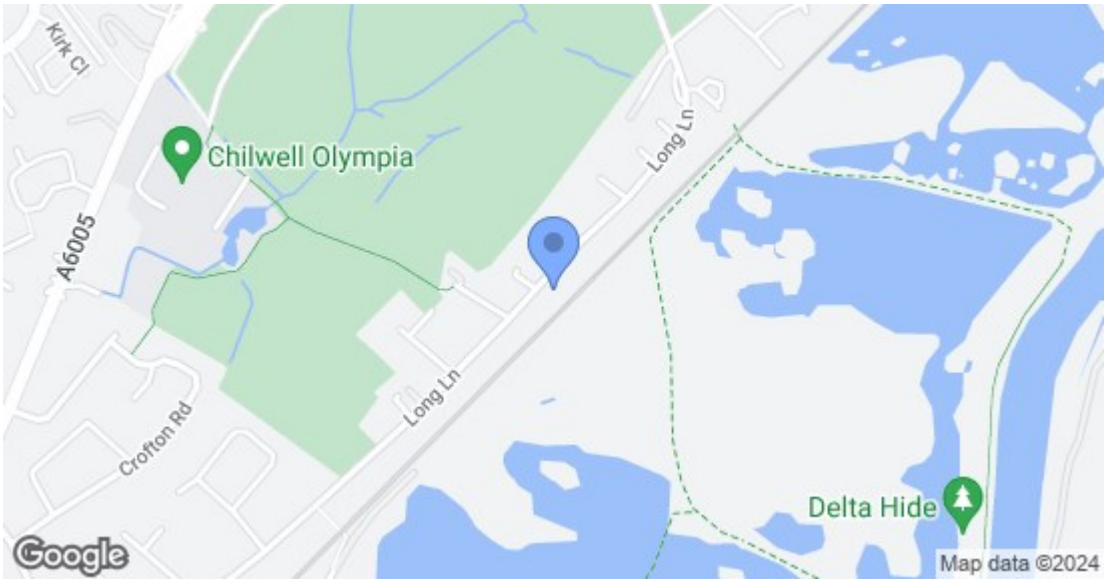
Bedroom Two
12'0" x 11'7" (3.68m x 3.54m)
UPVC double glazed window to the rear, carpet flooring and radiator.

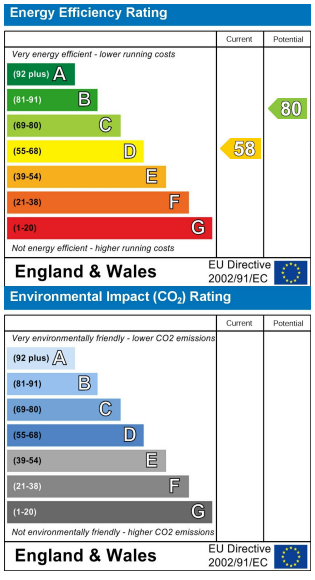
Bedroom Four
7'10" x 6'3" (2.41m x 1.93m)
UPVC double glazed window to the front, carpet flooring and radiator.

Bathroom
Fitted with a three piece suite comprising panelled bath with shower over and glass splash screen, pedestal wash hand basin, low level WC, tiling to walls, wall mounted heated towel rail and obscured UPVC double glazed window to the rear.

Outside
Outside to the front of the property there is a driveway providing ample car standing with the garage beyond and to the rear of the property is well maintained private garden which is mainly laid to lawn and features well stocked beds and borders, garden shed and is enclosed with timber and hedge boundaries.

Council Tax Band
Broxtowe Borough Council Band C





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.

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