



Lune Close,  
Attenborough, Nottingham  
NG9 6BT

**£340,000 Freehold**



Nestled in the charming area of Lune Close, Attenborough, Nottingham, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property boasts parking for multiple vehicles, a valuable asset in today's busy world.

Attenborough is known for its picturesque surroundings and community spirit, making it an ideal location for those seeking a peaceful yet connected lifestyle. With easy access to local amenities, Beeston town centre, schools and transport links nearby, this home is perfectly positioned for both convenience and tranquility.

This property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in this lovely part of Nottingham. Don't miss the chance to make this house your new home.



### Entrance Hall

UPVC double glazed entrance door with flanking windows, stairs to the first floor, useful under stairs storage space, radiator, and doors to the kitchen and lounge diner.

### Lounge Diner

23'1" x 12'10" (7.04m x 3.93m )

A carpeted reception room with UPVC double glazed window to the front, two radiators, gas fire with stone surround, UPVC double glazed sliding patio doors to the rear, and a door to the wet room.

### Wet Room

9'4" x 7'8" (2.86m x 2.36m )

Incorporating a three-piece suite with a walk-in shower, wall mounted wash-hand basin, WC, under floor heating, wall mounted heated towel rail, Velux window, spotlights and extractor fan.

### Kitchen

12'4" x 8'2" (3.77m x 2.49m )

With a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, space for a cooker, space for a fridge and freezer, plumbing for a washing machine, tiled splashbacks, useful pantry cupboard, UPVC double glazed window to the rear, radiator, and UPVC double glazed door to the side.

### First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors leading into the bathroom and three bedrooms.

### Bedroom One

13'5" x 11'8" (4.09m x 3.56m )

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

### Bedroom Two

11'7" x 9'4" (3.55m x 2.85m )

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

### Bedroom Three

9'1" x 7'10" (2.79m x 2.39m )

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

### Bathroom

Incorporating a four-piece suite comprising: panelled bath, shower, wash-hand basin inset to vanity unit, WC, tiled walls, wall mounted heated towel rail, two UPVC double glazed windows to the rear.

### Outside

To the front of the property you will find a concrete driveway leading to the garage, a gravelled area and gated side access leading to the generous wrap-around garden, which includes a blocked paved patio, with a lawned area, a range of mature trees and shrubs, and gated access and view looking over the golf course to the rear.

### Garage

17'8" x 10'7" (5.39m x 3.24m )

A exceptional generous garage with an electric roll garage door to the front, 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

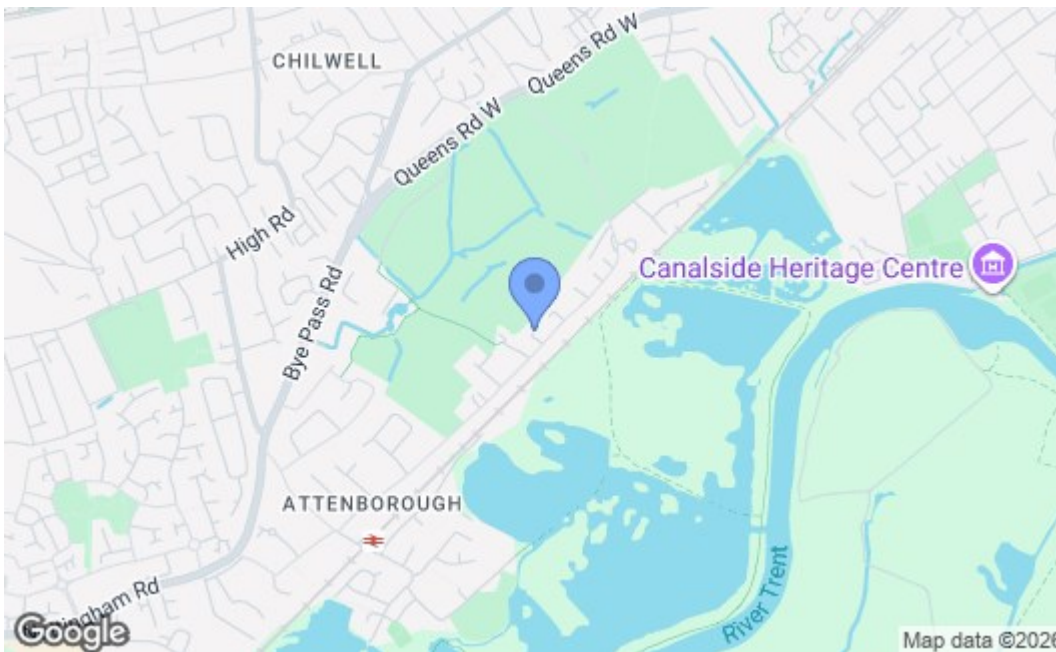
Planning Permissions/Building Regulations: Yes - for Wet Room.

Accessibility/Adaptions: None

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

Has the Property Flooded?: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	73
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.