Robert Ellis

look no further. . .

The Cottage Barton Lane
Attenborough, Nottingham NG9 6DY

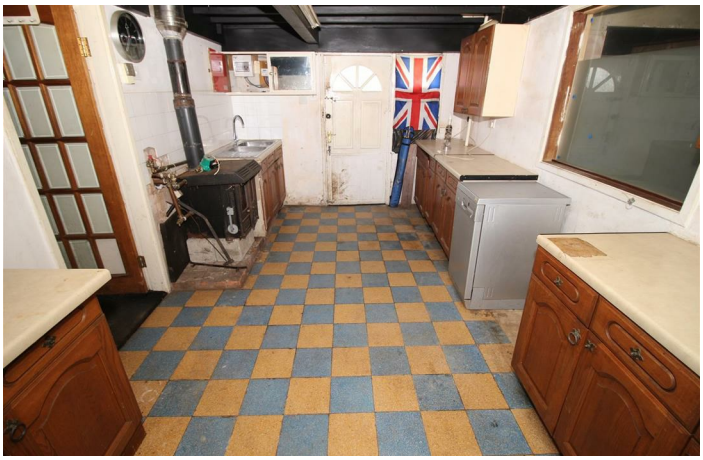
Guide Price £200,000

CASH BUYERS ONLY
A truly rare opportunity to acquire a two bedroom detached cottage set in the heart of Attenborough Nature Reserve with beautiful views over looking the River Trent.

CASH BUYERS ONLY

In brief the internal accommodation comprises: Kitchen, open plan living/diner, two bedrooms and shower room. Outside the property has parking for a number of vehicles to the side and an area of land to the rear which is currently left wild though was formerly garden.

Benefiting from both fishing rights and mooring rights along the Trent, being offered to the market with the benefit of chain free vacant possession this fabulous opportunity simply must be viewed to be truly appreciated.



Double doors lead to a spacious living/diner.

Living/Diner
18'9" x 16'8" (5.74 x 5.09)
Windows to front and rear and a chimney with fuel burning stove.

Kitchen
16'6" x 9'6" (5.03 x 2.90)
With fitted wall and base units, worksurfacing, double sink with mixer tap, window to the front and door to the rear.

Inner Hallway
Providing access to the bathroom and two bedrooms.

Bathroom
With a three piece suite comprising WC, pedestal wash hand basin, shower cubicle, part tiled walls, window and airing cupboard housing the hot water cylinder.

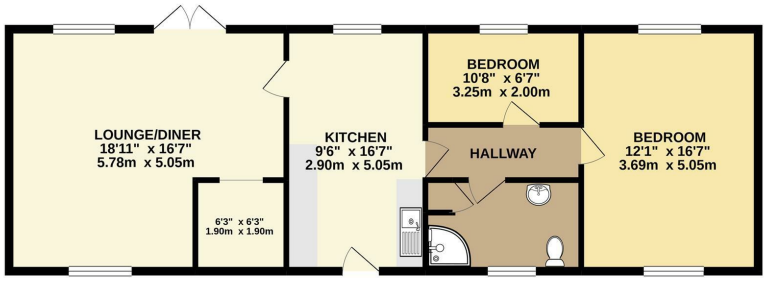
Bedroom One
16'5" x 12'0" (5.02 x 3.66)
Windows to the front and rear.

Bedroom Two
10'4" x 3'10" (3.17 x 1.19)
With window to the front.

Outside
To the side the property has an area of hard standing providing vehicle parking, to the rear the property has a timber shed and an area of land that is currently left to the wild though could be readily utilised as a garden. Beyond this is an area of marshland providing a scenic backdrop with a variety of wildlife.

Services
The property has mains electric.
There is no mains sewage the property has a septic tank for sewage.
There is no mains water the property currently pumps water from a well

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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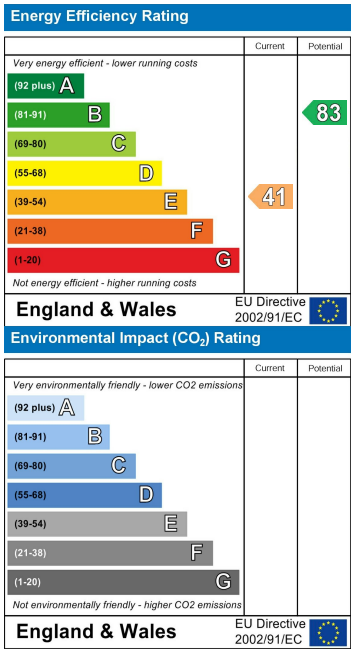

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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