Robert Ellis

look no further. . .

Long Lane,
Attenborough, Nottingham
NG9 6DB

£200,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Situated on a corner plot in this highly regarded residential suburb is this extended two-bedroom semi-detached house.

Sensibly priced to reflect that work is required, this extended house has great flexible accommodation to the ground floor, which comprises: entrance hall, living room, and dining kitchen, a side lobby leads to the extension, where there is a generous additional reception room, ideal as a study or home office, there is also a utility room. To the first floor are two-double bedrooms, and shower room/WC.

A further feature to this property to the rear boundary is a detached garage, that has been converted into a home studio, which can be put to many uses, and ideal for those looking to work from home, gym, or playroom.

Situated in the highly regarded suburban village of Attenborough, with award winning nature reserve within walking distance, and train station with direct access to Beeston, Nottingham, and London. The bustling market town centre of Beeston is also within easy reach, which offers an array of shops and amenities, bars, restaurants, and coffee house for all tastes. Beeston also has a cinema, and great transport links with bus, tram, and train.

Offered for sale with no chain, this property is ideal for those first time buyers, looking for a project to turn this house into a great home.

Entrance Hall
Composite double-glazed entrance door, radiator, stairs to the first floor, and door to living room.

Living Room
12'6" x 11'10" (3.82m x 3.62m)
Under stairs store cupboard, radiator, double-glazed bay window to the front.

Dining Kitchen
11'10" x 9'3" (3.63m x 2.84m)
Minimum fitted range of wall and base units, with rolled edged work surfacing, inset stainless steel sink and drainer unit. Electric cooker point, wall mounted gas combination boiler (GCH hot water). Double-glazed window to the rear, and door to side lobby.

Side Lobby
Composite double-glazed rear exit door, and doors leading into the utility, and study/second sitting room.

Study/Second Sitting Room
15'0" x 7'4" (4.58m x 2.26m)
Radiator, double glazed windows to the front and side.

Utility Room
Wall and base cupboards, sink unit, and plumbing for a washing machine. Low-flush WC. Double-glazed window.

First Floor Landing
Doors to bedrooms and bathroom.

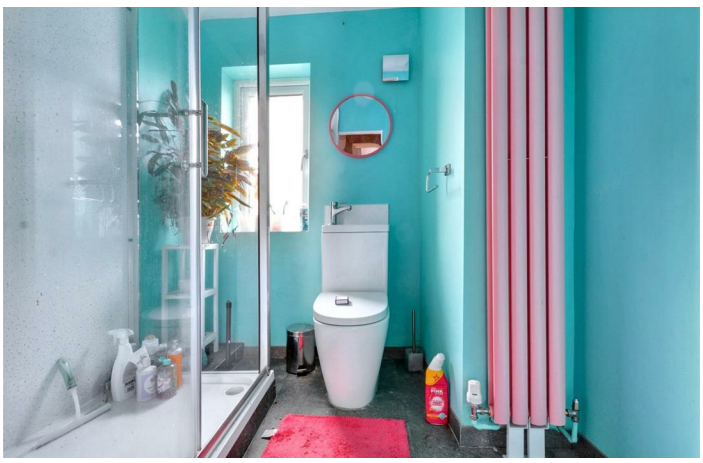
Bedroom One
11'0" x 13'0" increasing to 14'11" (3.36m x 3.98m increasing to 4.56m)
Radiator, double-glazed window to the front.

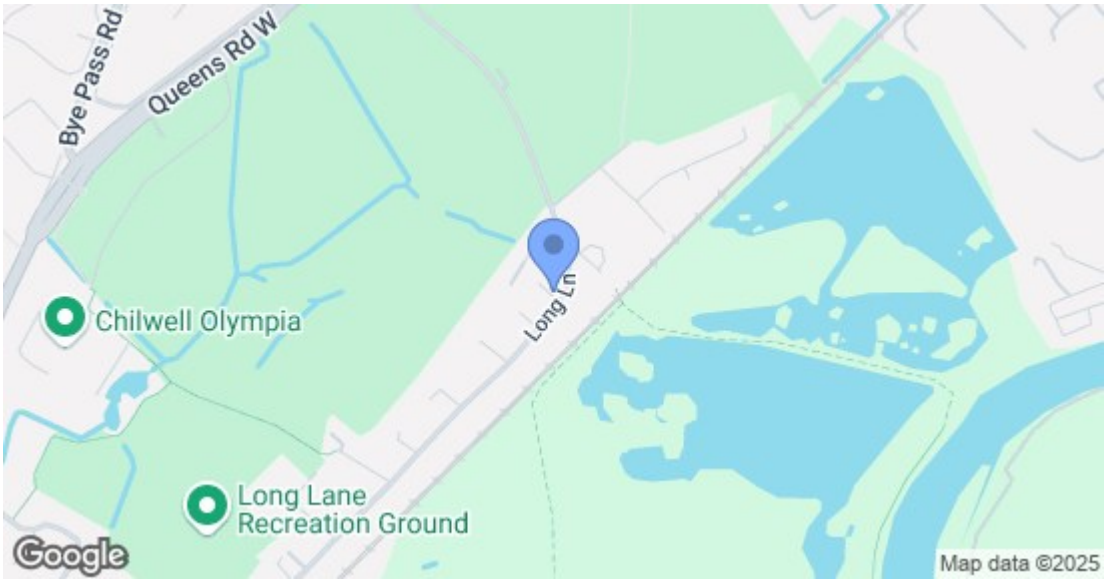
Bedroom Two
9'1" x 8'2" (2.77m x 2.51m)
Radiator, double-glazed window to the rear.

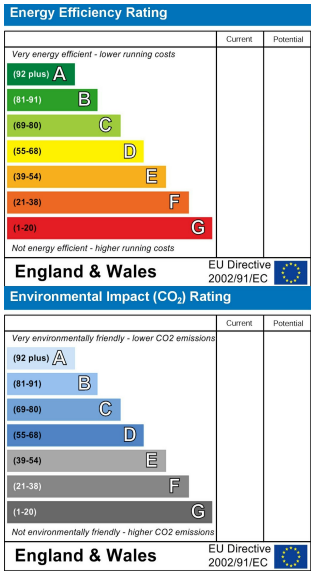
Shower Room
Contemporary three-piece suite comprising: combination WC and hand-basin, and walk-in shower enclosure. Feature radiator. Double-glazed window.

Outside
The property situated on a corner position and is set back from the road, with a garden laid mainly to gravel with various shrubs. To the rear is a court-yard style garden, finished with paving, and gives access to the converted garage. There is a dropped kerb in front the garage, and therefore the potential for off-street parking.

Converted Garage
21'5" x 10'6" (6.53m x 3.22m)
A panelled and insulated space, with light and power, two double-glazed windows, and double-glazed door.







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