



Long Lane,
Attenborough, Nottingham
NG9 6BN

£435,000 Freehold



A spacious, two bedroom detached bungalow sat within the popular and convenient location of Attenborough, with the advantage of no upward chain.

Ideal for a wide range of purchasers including anyone looking to downsize or relocate to this popular residential location.

Situated within close proximity to a variety of local amenities including, schools, shops, public houses and many other facilities in neighbouring towns Beeston and Long Eaton and also at Chilwell Retail Park. There is also the benefit of excellent transport links locally including trams and bus stops within walking distance and Beeston train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Lounge/ Dining Room, Breakfast Kitchen and downstairs shower room. Then rising to the first floor are two double bedrooms.

The front of the property is primarily lawned with a mature shrubs surround and a paved driveway, with ample parking for multiple cars leading to the car port. To the rear is a lawned garden with a paved seating area and access to brick built additional room. The garden room offers a spacious, versatile space, ideally unused as gym or office.

Having been well maintained by the current owners, this is a spacious bungalow is an ideal purchase to put your own stamp on and is well worth an early internal viewings.



Entrance Hall

UPVC double glazed door through to the entrance hall.

Open Plan Lounge/Dining Room

10'11" x 16'7" (3.33m x 5.07m)

Carpeted room, with two radiators and UPVC double glazed window to the front aspect.

Breakfast Kitchen

14'8" x 10'6" (4.48m x 3.22m)

Fitted with a range of wall, base and draw units with work surfaces over and tiled splash backs, stainless steel sink and drainer unit, integrated electric oven and microwave, integrated hob with extractor fan above, space and fittings for freestanding appliances to induced fridge/ freezer and washing machine. UPVC bi-fold doors to the rear garden.

Downstairs Shower Room

Three piece suite to include bath with tap shower fittings, wash hand basin and low level WC, fully tiled walls and UPVC double glazed window to the rear aspect.

First Floor Landing

Stairs rising from the ground floor and doors leading into the bedrooms and bathroom.

Bedroom One

15'11" x 10'7" (4.86m x 3.23m)

Carpeted room, with radiator and UPVC double glazed windows to the side and rear aspect, overlooking the park.

Bedroom Two

10'11" x 9'3" (3.35m x 2.84m)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Outside

The front of the property is primarily lawned with a mature shrubs surround and a paved driveway, with ample parking for multiple cars leading to the car port. To the rear is a lawned garden with a paved seating area and access to brick built additional room.

Garden Room

Laminate flooring, with electric heating and UPVC double glazed window to the garden with French doors to the front aspect.

Council Tax Band

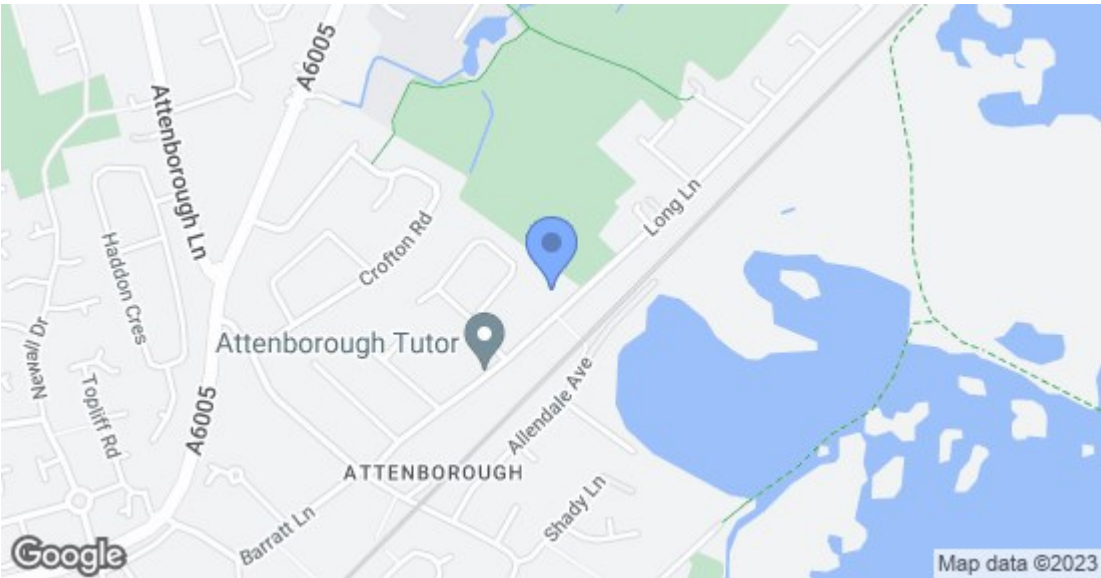
Broxtowe Borough Council Band D





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.