



Long Lane,
Attenborough, Nottingham
NG9 6BN

£385,000 Freehold



A beautifully presented, bright and appealing two-bedroom chalet-style detached bungalow.

Having been comprehensively renovated to a good standard by the current vendors during their occupation, this well-presented property with an open plan kitchen diner to the rear, offers ready to move into accommodation, that will doubtless be of appeal to a variety of potential purchasers.

In brief the stylish interior comprises: entrance hall, sitting room, shower room, kitchen and dining room to the ground floor, rising to the first floor are two good sized double bedrooms and a WC.

Outside the property has a drive to the front, with a detached garage beyond, and to the rear has an established and well manicured mature garden.

Occupying a sought-after position within Attenborough Village, overlooking the nature reserve to the rear, and a short walk from the train station and local shops, this great property is a rare opportunity well worthy of viewing.



Entrance Hall

A composite entrance door, under stairs cupboard, radiator, and stairs of to the first floor landing.

Sitting Room

18'4" x 11'11" (5.61m x 3.64m)

UPVC double glazed window, radiator, electric fuel effect fire with Adam-style surround.

Shower Room

11'7" x 5'4" (3.55m x 1.63m)

Fitments in white comprising: low level WC, pedestal wash-hand basin with shaver point, shower cubicle with mains control shower, part tiled walls, UPVC double glazed window, spotlights to ceiling, wall mounted heated towel rail, extractor fan.

Kitchen

15'2" x 8'3" (4.63m x 2.52m)

With a range of fitted wall and base units, work surfacing, inset gas hob with air filter above, integrated electric oven, integrated fridge freezer, plumbing for a washing machine, integrated dishwasher, two UPVC double glazed windows, and door to the exterior.

Dining Room

12'11" x 10'4" (3.96m x 3.17m)

UPVC double glazed patio doors leading to the rear garden, and radiator.

First Floor Landing

UPVC double glazed window, and loft hatch.

Bedroom One

13'0" x 11'11" (3.97m x 3.64m)

UPVC double glazed window, radiator, fitted wardrobes housing the Worcester boiler, and further eaves storage.

Bedroom Two

12'0" x 11'11" (3.66m x 3.65m)

UPVC double glazed window, radiator, mirror fronted fitted wardrobes, and eaves storage.

Separate WC

Fitted with a low level WC, pedestal wash hand basin with tiled splashback, radiator, and UPVC double glazed window.

Outside

To the front the property has a drive providing car standing, with a hedge boundary and gated access to a further drive with the detached garage beyond. To the rear the property has a mature and well manicured garden with a patio and outside tap, various well stocked beds and borders with mature shrubs and trees and two sheds.

Garage

15'10" x 8'3" (4.84m x 2.54m)

Double timber doors to the front, window to the side and rear, 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

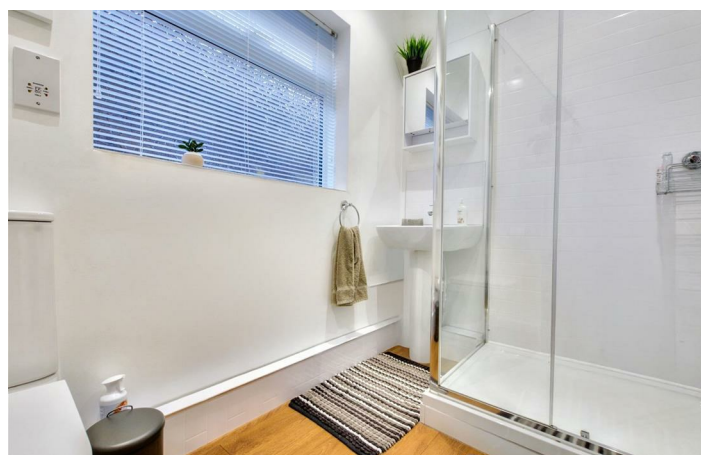
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

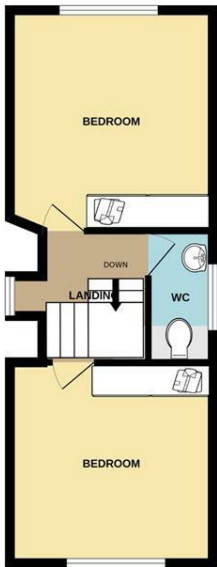


Robert Ellis
ESTATE AGENTS

GROUND FLOOR

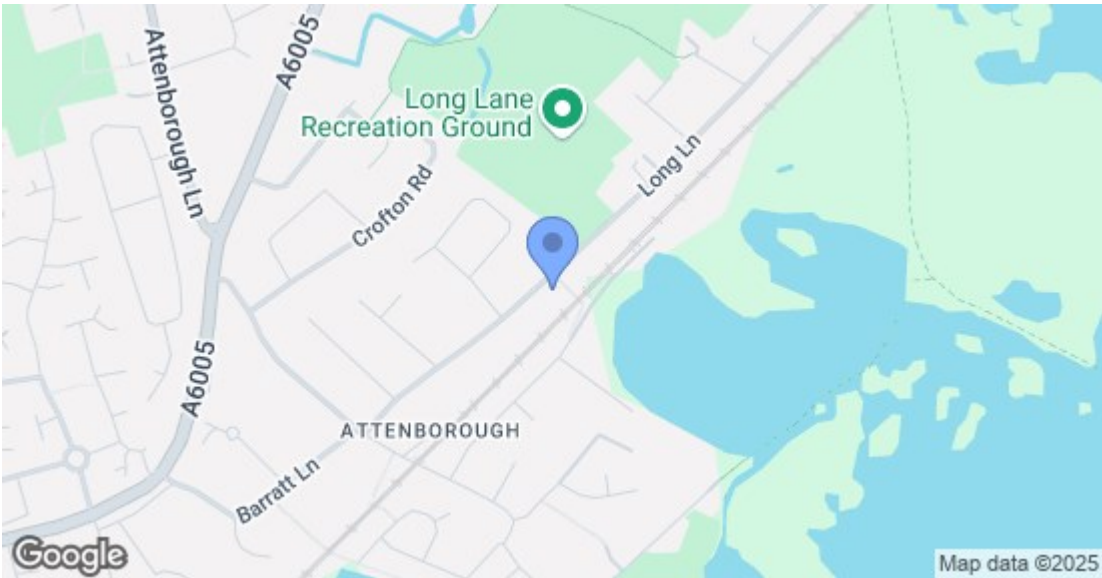


1ST FLOOR



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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 misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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