Robert Ellis

look no further. . .







Long Lane,
Attenborough, Nottingham
NG9 6DB

£285,000 Freehold

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A well-presented traditionally styled three-bedroom semi-detached house with a conservatory to the rear.

Benefitting from a good quality modern bathroom and kitchen, this well-proportioned home offering ready to move into accommodation is considered an ideal opportunity for a first time buyer or family purchaser.

In brief the internal accommodation comprises entrance porch, entrance hallway, sitting room, breakfast kitchen, bathroom and conservatory, rising to the first floor are two double bedrooms and a single bedroom.

Outside the property has a drive to the front, providing car standing with the garage beyond, and mature and particularly well-manicured gardens with a variety of shrubs and trees.

Occupying a sought-after residential location within Attenborough, a short walk from the train station and nature reserve, yet readily accessible for Chilwell High Road and Beeston, as well as excellent transport links this great property is well worthy of viewing.





Entrance Porch
UPVC double glazed entrance door with flanking window, further wooden door with coloured glazing leads to the entrance hall.

Entrance Hallway
With stairs off to the first floor landing, and radiator.

Sitting Room
14'7" x 13'1" (4.45m x 4.01m)
UPVC double glazed window to the front, radiator and a display recess within the chimney breast.

Kitchen Diner
13'1" x 9'6" (3.99m x 2.90m)
Good quality fitted wall and base units, granite work surfacing and splashback, breakfast bar, one and half bowl sink with mixer tap, inset induction hob with filter above, inset oven, two UPVC double glazed windows, radiator, doors through to the conservatory, and under stairs cupboard.

Bathroom
9'5" x 6'9" (2.89m x 2.08m)
Fitments in white comprising WC, pedestal wash-hand basin, bath with mains control over head shower and further shower handset, part tiled walls, tiled flooring, extractor fan, UPVC double glazed window and radiator.

Conservatory
13'6" x 8'9" (4.13m x 2.68m)
UPVC double glazed windows and patio doors, and tiled flooring.

First Floor Landing
UPVC double glazed window to the side.

Bedroom One
16'2" x 10'0" maximum overall measurements (4.95m x 3.07m maximum overall measurements)
Two UPVC double glazed windows, radiator and fitted wardrobe.

Bedroom Two
11'5" x 8'7" (3.49m x 2.63m)
UPVC double glazed window and radiator.

Bedroom Three
8'4" x 7'6" (2.55m x 2.29m)
UPVC double glazed window and radiator.

Outside
To the front the property has a drive proving car standing with the garage beyond. The property also benefits from a mature front garden providing a good degree of privacy to the property and comprising various mature shrubs and trees and a pond. To the rear the property has an enclosed garden with a patio, raised beds, lawn, well stocked borders with shrubs and trees and a shed.

Garage
16'9" x 10'5" (5.12m x 3.18m)
Pedestrian door to the rear, double doors to the front, light and power, plumbing for a washing machine, and tap.

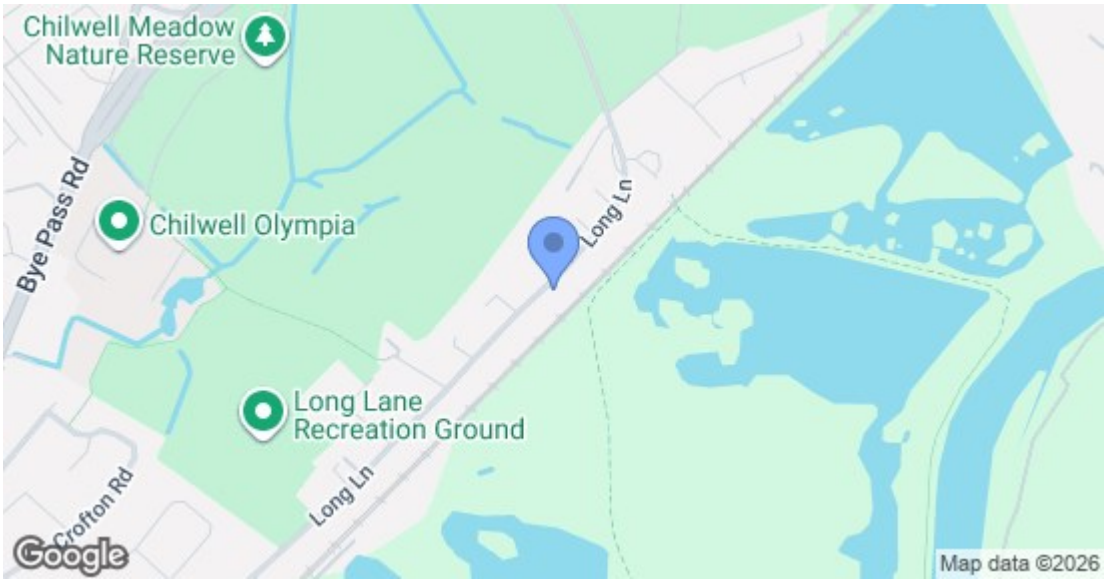
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

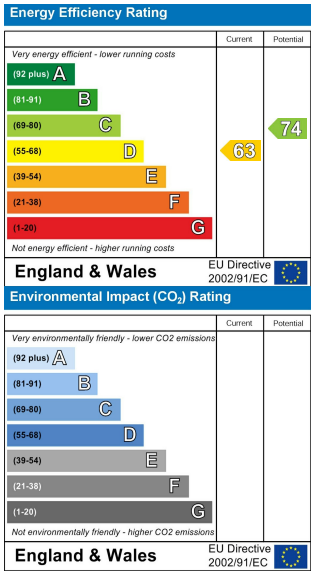
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.











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