



Attenborough Lane,  
Attenborough, Nottingham  
NG9 6AB

**£700,000 Freehold**



A wonderful four bedroom detached cottage with ample character and charm.

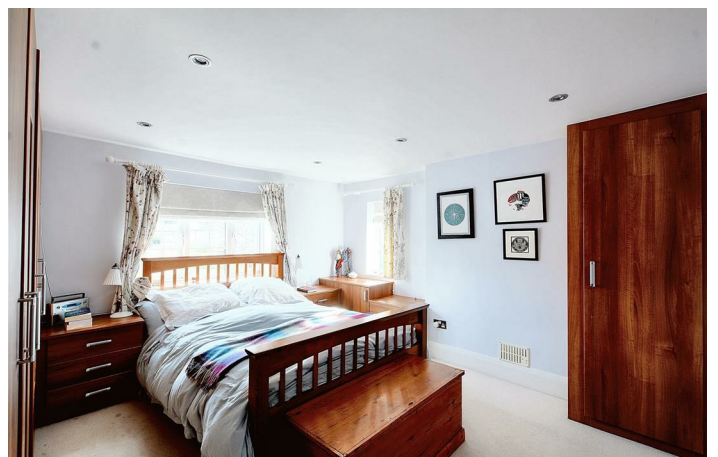
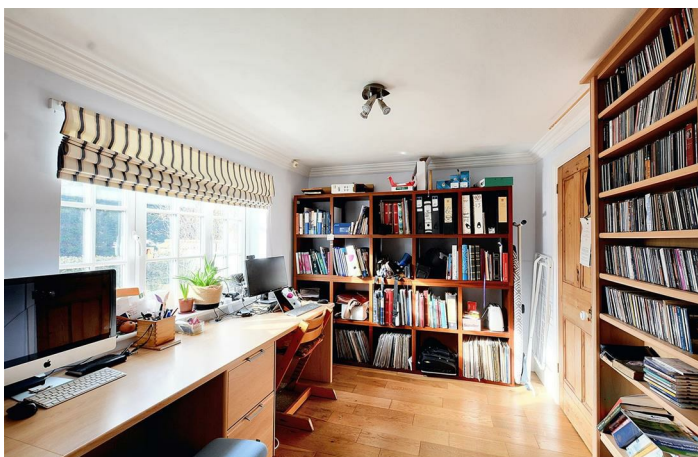
This bright and airy property has been extended and well maintained over the years creating a fantastic home, ideal for a large variety of buyers including young professionals, growing families or anyone looking to relocate to this popular residential location.

Situated in the popular village of Attenborough, you are within easy reach of a range of local shops, healthcare facilities and amenities including schools and Chilwell retail park and approximately 400 metres from Attenborough Nature Reserve. The position of the property also offers easy access to bus stops for trips in and around the city or Attenborough Train Station for journeys further afield.

In brief the internal accommodation comprises; entrance hall, spacious living room, kitchen, dining room, study, utility room and guest cloakroom. Rising to the first floor is the main bedroom suite, a further three bedrooms and bathroom.

A beautiful secure garden with high-level and lockable gates, very suitable for children and dogs, the garden is currently set to grow with wildflowers when they are in season. To the front of the property is a hedged boundary with a footpath to the front door and lawned space either side. On one side of the property is a paved seating area and gated side access to the rear garden, this has a decked seating area and access to the driveway and double garage with electric door and fitted solar panels which supply electricity for domestic use, water heating and export generating a feed-in tariff. There is also a lean-to which houses the houses the water tank.

Offered to the market with gas central heating and double glazing throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

Wooden entrance door, radiator, Solid oak flooring, stairs leading to the first floor and useful under stair storage.

### Lounge

23'10" x 12'0" (7.27m x 3.67m )

Double glazed windows to the front and side, carpet flooring, feature log burner with Adam-Style mantle, radiator and French doors leading out into the side garden.

### Kitchen

15'3" x 14'2" (4.65m x 4.34m )

Fitted with a range of wall, base and drawer units, rolled edged granite work surfacing, stainless steel double sink and drainer unit, large kitchen island with breakfast bar, integrated double electric oven, integrated dishwasher, useful appliance space, flagstone tiling to floor, inset ceiling spot lights and French doors leading to the rear garden.

### Dining Room

14'2" x 11'2" (4.34m x 3.41m )

Double glazed windows to the rear and side, solid oak flooring, feature log burning fireplace, two radiators and French doors leading to the rear garden.

### Study

11'1" x 7'10" (3.38m x 2.41m )

Double glazed window to the front, solid oak flooring and radiator.

### Utility Room

11'1" x 8'4" (3.40m x 2.56m )

Fitted with wall and base units with work surfacing, stainless steel one and a half bowl sink and drainer unit, space and plumbing for washing machine, flagstone tiled flooring, inset ceiling spot lights and door leading into the guest cloakroom.

### Guest Cloakroom

Fitted with a low level WC, wall mounted wash hand basin with tiled splashback, tiled flooring, radiator and storage cupboards housing the boiler.

### First Floor Landing

Stairs rising from the ground floor, Velux window and loft hatch.

### Main Bedroom Suite

12'0" x 11'6" (3.67m x 3.51m )

Double glazed window to the front and side, carpet flooring, fitted wardrobes and dressing unit, radiator and door leading into the en-suite.

### En-Suite

Incorporating a three piece suite comprising; walk in shower cubicle with electric shower, low level WC, wall mounted wash hand basin, tiling to walls and floor, wall mounted heated towel rail and obscure double glazed window to the front.

### Bedroom Two

12'2" x 10'9" (3.71m x 3.28m )

Double glazed window to the side, carpet flooring and radiator.

### Bedroom Three

13'2" x 8'1" (4.03m x 2.47m )

Double glazed window to the front, carpet flooring and radiator.

### Bedroom Four

13'5" x 6'9" (4.10m x 2.07m )

Double glazed window the rear, carpet flooring, built in storage cupboards.

### Bathroom

Fitted with a four piece suite comprising; inset jet wash bath, shower cubicle with electric shower, wash hand basin inset to vanity unit, low level WC, tiling to walls and floor, inset ceiling spot lights, wall mounted heated towel rail and obscure double glazed window to the rear.

### Outside

A beautiful secure garden with high-level and lockable gates, very suitable for children and dogs, the garden is currently set to grow with wildflowers when they are in season. To the front of the property is a hedged boundary with a footpath to the front door and lawned space either side. On one side of the property is a paved seating area and gated side access to the rear garden, this has a decked seating area and access to the driveway and double garage with electric door and fitted solar panels which supply electricity for domestic use, water heating and export generating a feed-in tariff. There is also a lean-to which houses the houses the water tank.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.