Robert Ellis

look no further...

Long Lane,
Attenborough, Nottingham
NG9 6BQ

£330,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOUSE FOUND ON A GENEROUS SIZE PLOT.

Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom semi detached house situated in the upmost desirable part of Attenborough on Long Lane with great access to commute links and local amenities and is situated on a generous size plot and subject to planning there may be a building plot for an additional dwelling or if someone would want to extend the property. The property will appeal to a whole range of buyers including first time buyers, growing family or investors and for all that is included in the property, an internal viewing is highly recommended.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefits of gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance hall that provides access to the lounge, dining room, conservatory and kitchen. To the first floor there are three bedrooms and family shower room.

Outside there is off street parking and a garden to the front, a path leading to the porch and a big asset to the property is the amount of space to the side which subject to planning may offer a potential building plot or room to extend. There is a double garage, lawn, planted and dug borders and patio areas that are enclosed with fenced boundaries.

An early viewing comes highly recommended in order to appreciate all that is on offer.

Porch
UPVC double glazed door to the front and door to:

Entrance Hall
dado rail, wood effect flooring, gas heater with tiled surround, stairs to the first floor with cupboard under and doors to:

Living Room
14'11 x 12'5 approx (4.55m x 3.78m approx)
Feature gas fireplace with surround, laminate flooring and UPVC double glazed bay window to the front, radiator.

Dining Room
15'2 x 11'4 approx (4.62m x 3.45m approx)
Feature gas fireplace, laminate flooring, radiator, two double glazed windows to the rear and patio doors to:

Conservatory
11'4 x 9'9 approx (3.45m x 2.97m approx)
Constructed of brick with UPVC double glazed windows to the side and door to the garden, laminate flooring.

Kitchen
13' x 6'6 approx (3.96m x 1.98m approx)
Comprising of wall and base units with work surface over, integral dishwasher and electric oven and hob with overhood extractor, laminate flooring, tiled walls and UPVC double glazed window to the rear, stainless steel sink and drainer with mixer tap over, radiator, UPVC double glazed windows to the rear and side and UPVC door to the side porch.

Side Porch
9'10 x 4'7 approx (3.00m x 1.40m approx)
Doors to the front and rear, access to a ground floor w.c. and storage cupboard.

Cloaks/w.c.
Low flush w.c. and double glazed window to the rear.

First Floor Landing
UPVC double glazed window to the side and doors to:

Bedroom 1
13'6 x 11'4 approx (4.11m x 3.45m approx)
UPVC double glazed window to the front, large fitted wardrobes, radiator and laminate flooring.

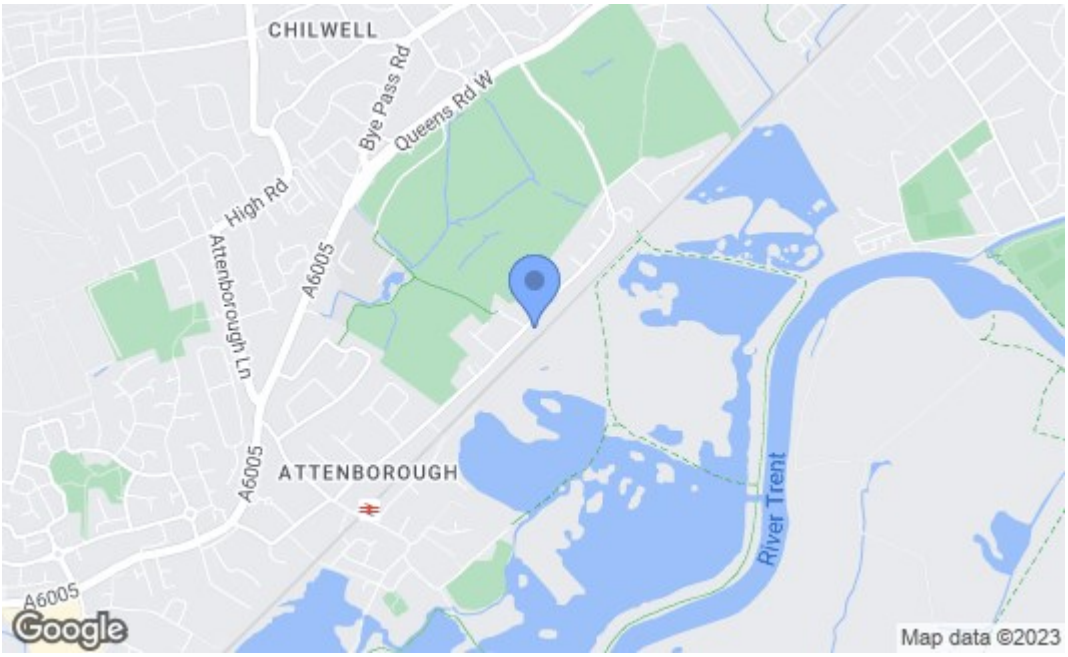
Bedroom 2
13'8 x 11'4 approx (4.17m x 3.45m approx)
UPVC double glazed window to the rear, picture rail, laminate flooring and radiator.

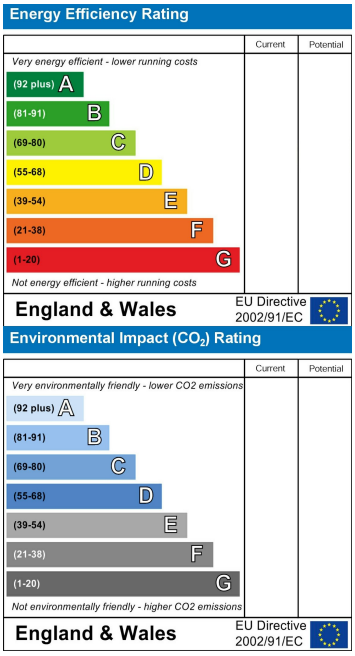
Bedroom 3
UPVC double glazed window to the front, laminate flooring and radiator.

Shower Room
9'9 x 6'6 approx (2.97m x 1.98m approx)
Three piece suite comprising of a double walk-in shower with protective screen, low flush w.c., vanity wash hand basin, part tiled walls, chrome heated towel radiator and UPVC double glazed windows to the rear and side, laminate flooring and access to storage cupboard.

Outside
To the front of the property there is a delightful garden with planted and dug borders and large driveway that can access the rear through the side porch. The rear garden has a double garage, laid lawn with planted borders having miscellaneous shrubs and bushes, patio areas and garden paths leading down the garden and subject to planning there could be an additional dwelling or extension to the property.

Agents Notes
The vendor of the property is related to an employee of Robert Ellis.





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818