



Long Lane,  
Attenborough, Nottingham  
NG9 6BG

**£250,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOME WITH A STUDY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that sits on a good size plot and is ready for you to stamp your own mark on it. There is a large garden to the front and off the road parking for several cars/vehicles to the rear. There is a brick detached garage and two large sheds. The property benefits from gas central heating and double glazing and an internal viewing is highly recommended to fully appreciate the accommodation on offer.

In brief the accommodation comprises of an entrance hall, lounge with a bay window to the front, separate dining room and breakfast kitchen. To the first floor there are two bedrooms, a study and the family bathroom. There is a pull down ladder to the loft which is boarded and has a light. Outside, as previously mentioned, sits on a good size plot having a large garden to the front, ample off road parking and a good size rear garden.

Ideally placed for easy access to Attenborough train station and Nature Reserve, local shops, schools and bus routes, this wonderful family home has a genuine village feel and must be viewed to be fully appreciated.



### Entrance Hall

Front entrance door and window, stairs to the first floor, radiator, door to a large understairs storage cupboard and door to:

### Lounge

12'9 x 12'6 approx (3.89m x 3.81m approx)

UPVC double glazed bay window to the front, radiator, gas fire with brick surround, coving to ceiling and radiator.

### Dining Room

13'3 x 12'6 approx (4.04m x 3.81m approx)

Two UPVC double glazed windows, radiator, gas fire with brick surround, coving to ceiling, radiator and TV point.

### Kitchen

11'4 x 5'7 approx (3.45m x 1.70m approx)

Wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap, integrated oven, gas hob and extractor hood, appliance space, plumbing for an automatic washing machine, double glazed window and rear exit door.

### First Floor Landing

Access to the loft with a pull down ladder which is boarded and doors to:

### Bedroom 1

10'7 x 10'5 approx (3.23m x 3.18m approx)

UPVC double glazed window to the front, built-in wardrobes with mirror doors, radiator, coving to the ceiling.

### Bedroom 2

12'9 x 8'8 approx (3.89m x 2.64m approx)

UPVC double glazed window to the rear, radiator and built-in wardrobes.

### Bedroom 3

### Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, UPVC double glazed window to the side, radiator and coving to the ceiling.

### Outside

To the front of the property there is a large garden having a lawn and borders full of mature shrubs and flowers, there is off road parking for several cars/vehicles and access to the side where there is a gate to the rear garden. The garden has been designed for low maintenance with a patio area to the immediate rear of the property leading to a lawn and an additional patio at the bottom. There is a brick detached garage and two large sheds. There is also an outside w.c. and separate brick store and lean-to.





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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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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