Robert Ellis

look no further...

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:

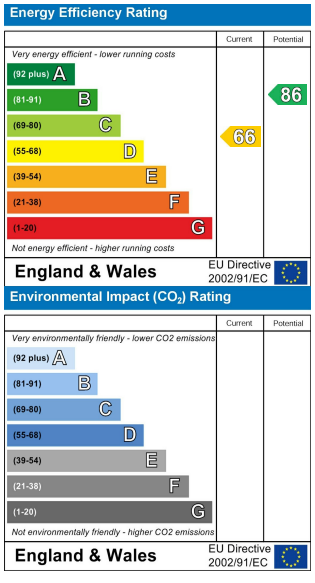
Bedroom 1
10'7 x 10'5 approx (3.23m x 3.18m approx)
UPVC double glazed window to the front, built-in wardrobes with mirror doors, radiator, coving to the ceiling.

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.



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