

Long Lane,  
Attenborough, Nottingham  
NG9 6BN

**O/O £400,000 Freehold**





THIS IS A SPACIOUS THREE BEDROOM DETACHED BUNGALOW POSITIONED ON A LARGE PLOT WITH WELL ESTABLISHED GARDENS TO THE FRONT AND REAR.

Robert Ellis are pleased to be instructed to market this spacious three bedroom detached bungalow which is being sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation by a new owner. The property provides light and airy accommodation and for the size and layout of the property and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this beautiful home for themselves. The property is well placed for easy access to all the shopping facilities provided in Beeston as well as at the Chilwell Retail Parks and to many other amenities and facilities, all of which have helped to make this a very popular and convenient place to live.

The property stands well back from Long Lane and is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives all the benefits from having gas central heating and double glazing. The main entrance door is at the side of the bungalow where there is a fully enclosed porch leading through a composite door to a spacious hallway which has a range of built-in cloaks and storage cupboards and doors lead to the large lounge which has a feature Adam style fireplace with a mirror above and two large windows to the front and side, the dining kitchen is fitted with white gloss units and there is a door from the kitchen leading to a most useful passageway at the side. The bedrooms are positioned at the rear of the bungalow and there is a half double glazed door leading from the main bedroom to the conservatory which extends across the rear of the bungalow and provides a lovely place to sit and look over the rear garden and the bathroom has been updated and has a bath and separate shower. Outside there is a brick detached garage with a long driveway which provides off road parking for several vehicles, there is a mature lawned garden with borders and a magnolia tree at the front with a wall, fencing and natural screening to the boundaries and the garden at the rear is very private and has a seating area leading onto a lawn which again has mature borders to the sides with there being further planting behind the garage and the garden is kept private by having fencing to the boundaries.

As previously mentioned the bungalow is within easy reach of Beeston town centre where there are Sainsbury's, Tesco and Aldi stores as well as many other retail outlets, the Chilwell Retail Parks have an M&S food store, TK Maxx, Next and several coffee eateries, there are walks in the picturesque Attenborough Nature Reserve and along the banks of the River Trent, healthcare and sports facilities which include several local golf courses and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Attenborough, Beeston and Long Eaton and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

A fully enclosed porch having a half double glazed door and double glazed side panels leading through a stylish composite front door with inset ornate opaque glazed leaded panels to:

### Reception Hall

The spacious reception hall has three double built-in storage/cloaks cupboards with further cupboards over, hatch with ladder leading to the loft space, radiator, panelled doors leading to the rooms off the hall and there is a wall light into the hall.

### Lounge/Sitting Room

20'5" x 12'6" approx (6.22m x 3.81m approx)

The large main reception room has double glazed windows with fitted blinds to the front and side, two radiators, feature Adam surround with a tiled inset and hearth and a mirror panel above and cornice to the wall and ceiling.

### Dining Kitchen

13'9" x 12'5" approx (4.19m x 3.78m approx)

The kitchen is fitted with white gloss units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with drawers and cupboards beneath, hob set in a work surface with drawers, a Zanussi double oven and cupboard under, further work surface space for an automatic washing machine and other appliances, a wine rack and cupboards below, pull out racked storage cupboard, double glazed windows with fitted vertical blinds to the front and side, radiator, door with two inset glazed panels to the main reception hall and a door with double glazed inset panel leading to the side passageway/hall.

### Rear Hall/Passageway

12' x 4'6" approx (3.66m x 1.37m approx)

The passageway to the right hand side of the bungalow has half double glazed doors leading out to the front and rear, a polycarbonate sloping roof, there are hot and cold taps in this area, power points and a wall light.

### Bedroom 1

13'5" x 11'6" approx (4.09m x 3.51m approx)

Half double glazed door leading out to the conservatory which runs along the rear of the bungalow, double glazed window looking through into the conservatory, range of wardrobes with sliding doors having drawers with a mirror above, hanging space and shelving, double glazed eye level window to one side and a radiator.

### Bedroom 2

11'5" x 8'6" approx (3.48m x 2.59m approx)

Double glazed window looking through into the conservatory, two wall lights by the bed position, radiator and cornice to the wall and ceiling.

### Bedroom 3

8'5" x 7'6" approx (2.57m x 2.29m approx)

Double glazed window to the side, radiator, the boiler is housed in a double built-in cupboard with shelving and a double cupboard over.

### Conservatory

21'3" x 8'1" approx (6.48m x 2.46m approx)

The conservatory extends across the rear of the bungalow and has double glazed, double opening French doors leading out to the gardens and there are double glazed windows with fitted blinds to the rear and side, a sloping polycarbonate roof, there are four power points and lighting in the conservatory and there is a door leading to an internal storage area (8'2" x 2'6" approx) which has an eye level window, UPVC panelling to the side and a double glazed window to the rear.

### Bathroom

The bathroom has a white suite including a panelled bath with chrome hand rails and a mixer tap and hand held shower, a separate shower with a mains flow shower system, tiling to two walls and a glazed door and protective screen, low flush w.c. with a concealed cistern and a hand basin with mixer tap, tiled splashback, mirror fronted cabinet above and a cupboard under, chrome ladder towel radiator, airing/storage cupboard and an opaque double glazed window.

### Outside

At the front of the property there is a long block edged tarmac drive which runs down the left hand side of the bungalow to the detached garage which is positioned at the rear, there are double gates leading onto the drive and there is a wall to the front boundary with a further pair of gates which provide access to further parking area and there is a path running down the right hand side of the garden to the bungalow. There is a large lawned garden with established borders to the side and a beautiful magnolia tree, fencing and natural screening to the side boundaries and there is outside lighting provided at the front and side of the bungalow.

The rear garden has a block edged tarmac seating area at the rear of the bungalow, there are two paths leading to the bottom and across the bottom of the garden which has established borders to the sides, a lawn and a further planted area behind the garage with the garden being kept private by having fencing to the side and rear boundaries.

### Garage

15'6" x 9'3" approx (4.72m x 2.82m approx)

The brick detached garage has a tiled roof, an up and over door to the front, a window to the side, an outside water tap is provided in the garage, there is power and lighting and there is storage in the roof space.

### Council Tax

Broxtowe Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 24mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

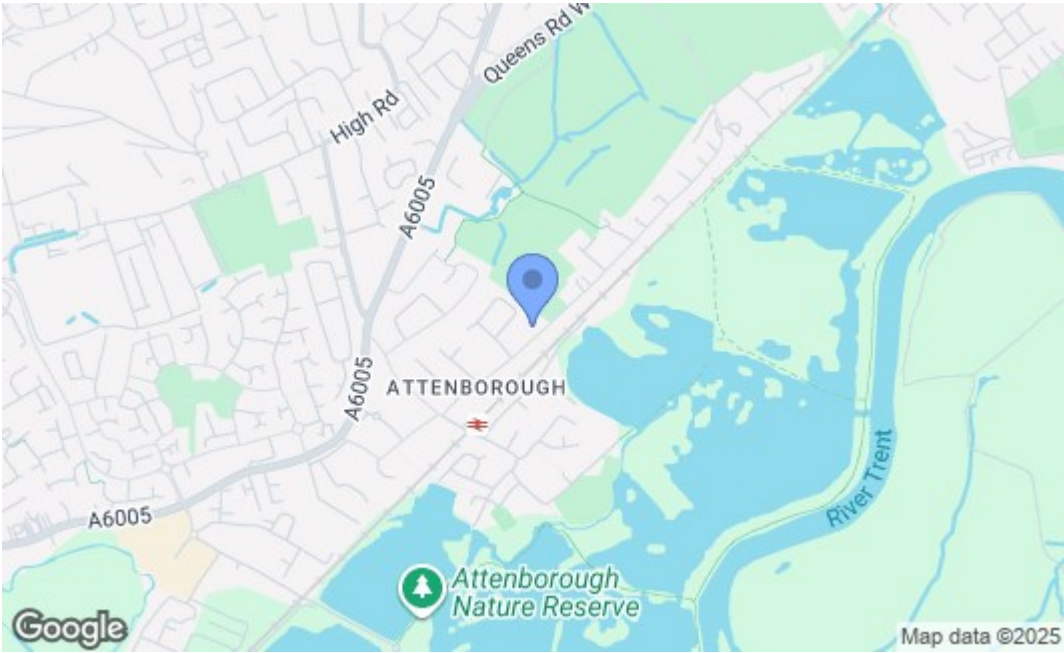
Other Material Issues – No

### Agents Notes

There are AI photos on this property.



Robert Ellis  
ESTATE AGENTS  
GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.