Robert Ellis

look no further...

Church Lane,
Attenborough, Nottingham
NG9 6AS

O/I/R £700,000 Freehold

THIS IS AN INDIVIDUAL THREE DOUBLE BEDROOM DETACHED HOME POSITIONED ON A LARGE PRIVATE PLOT IN THE HEART OF THIS MOST SOUGHT AFTER VILLAGE.

Located on Church Lane in the middle of Attenborough village, this lovely three double bedroom property offers flexible living accommodation with one of the rooms on the ground floor possibly being used as an additional bedroom. The property is positioned on a private level plot with mature gardens to the front and rear. The house is being sold with the benefit of NO UPWARD CHAIN. The property would benefit from some updating works being carried out and for the size and layout of the current accommodation there is great potential to develop the property further. We recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is located in the middle of Attenborough village and is close to shopping facilities provided by Chilwell Retail Park and Beeston, which are only a short drive away, and with excellent transport links, makes this a popular and convenient place to live.

The property is constructed of brick to the external elevations with timber and render to the front. The light and airy accommodation derives the benefits from having gas central heating. Entering through a fully enclosed porch the accommodation includes a reception hall, a through lounge, with an adjoining dining area, a separate sitting room, which could be used as a fourth bedroom. The kitchen has cream units and wooden work surfaces. There is a ground floor w.c. and a rear porch leads to two stores. The first floor landing leads to three double bedrooms and a bathroom which includes a bath and separate shower. Outside there is a block paved driveway providing parking for several vehicles and a mature garden at the front. A garage is positioned to the right hand side of the house and at the rear there is a large, private, mature garden which has lawns, established borders, patios and an ornamental pond. There is fencing and natural screening to the boundaries.

The property is only a few minutes drive away from Beeston where there is a Sainsbury's, Tesco and Lidl stores as well as many other retail outlets. Nearby Chilwell Retail Park includes an M&S food store, TK Max and several coffee eateries. There are healthcare and sports' facilities including Chilwell Manor Golf Club and walks in the picturesque Attenborough Nature Reserve which is literally on the doorstep. There are excellent transport links which include junction 25 of the M1, East Midlands Airport which can be reached via the Skylink bus and main line rail stations at Attenborough, Beeston and East Midlands Parkway. The A52 and other main roads provide good access to Nottingham, Derby and other East Midland towns and cities.

Porch
Fully enclosed porch having a glazed door to the front and windows to the front and sides, radiator and an internal wall light and outside light and a wood panelled front door to:

Reception Hall
Stairs with a hand rail, an understairs cupboard which houses the electric consumer unit and electricity meter and provides hanging space for coats. A leaded window to the side, a radiator and wood panelled doors leading to the lounge and kitchen.

Lounge
21'2 x 13'5 plus depth of fireplace (6.45m x 4.09m plus depth of fireplace)
Leaded window to the front and a window overlooking the rear garden, feature Inglenook fireplace incorporating coal effect gas stove set in the chimney breast with a tiled hearth, leaded windows to either side, beam over and two wall lights, two beams to the ceiling, two radiators and a Georgian glazed door leading to the sitting room.

Dining Area
7'9 x 7'3 approx (2.36m x 2.21m approx)
Window overlooking the rear garden, radiator and fitted shelving to one wall.

Sitting Room/Bedroom
14'9 x 10'7 to 8'3 approx (4.50m x 3.23m to 2.51m approx)
This second reception room has Georgian glazed windows to the front, side and rear, double opening glazed French doors leading out to the rear garden and a radiator.

Kitchen
10'10 x 8'8 approx (3.30m x 2.64m approx)
The kitchen has cream units and wooden work surfaces and includes a Belfast sink with a mixer tap and a four ring Neff gas hob set in an L shaped work surface with drawers, cupboards and space for a dishwasher below, L shaped wooden work surface with cupboards, drawers and space for an automatic washing machine beneath with a Neff oven having a slide and hide door and a Neff combination oven and warming drawer above, two display cabinets with glazed doors and a shelved wall cupboard, tiling to the walls by the work surface areas, window to the rear, door with inset glazed panels leading to the rear porch, radiator, archway leading to the hallway and ground floor w.c., pine shelf and drawer unit to one wall and a hood over the cooking area.

Ground Floor w.c.
Having a white low flush w.c., hand basin with a mixer tap, tiled splashback, a mirror to the wall above and double cupboard below, radiator, leaded window, wall mounted boiler and a towel rail.

Rear Porch
The rear porch has an outside light, doors leading to two stores and there is a door into the rear of the garage.

Store 1
This storage area is fully tiled to the walls and floor, has a high level shelf and there is a power point and light.

Store 2
Having a window to the rear, a wooden door with an inset leaded stained glass panel leading to the porch, shelf and hanging rail and there are power points and a light.

First Floor Landing
The wooden balustrade continues from the stairs onto the landing, leaded window to the side, access to a roof storage cupboard, hatch to loft and wood panelled doors to:

Bedroom 1
14'7 x 8'3 approx (4.45m x 2.51m approx)
Leaded windows to the front, side and rear and a radiator.

Bedroom 2
13'4 x 9'7 approx (4.06m x 2.92m approx)
Leaded window to the front, radiator, mirror to one wall and a built-in wardrobe.

Bedroom 3
11'1 x 10'3 approx (3.38m x 3.12m approx)
Leaded window to the side, radiator and a double built-in wardrobe providing access to further storage space.

Bathroom
The bathroom has a white suite and includes a tiled, panelled bath with a mixer tap and tiling to two walls, a corner shower with a Mira electric shower, tiling to two walls and curved glazed doors and protective screens, a low flush w.c., hand basin with a mixer tap and a double cupboard under, tiling to the walls by the sink and w.c. areas and tiled flooring, leaded glazed window, X-pelair fan, recessed lighting to the ceiling and a copper tank is enclosed in a built-in airing/storage cupboard.

Outside
At the front of the property there is a block paved driveway which provides off road parking for several vehicles and provides access to the garage, a lawn with mature borders and a magnolia tree, bin storage at the side of the house with a gate providing access to the rear garden and there is hedging to the side and front boundaries with lighting at the front of the property and an outside tap is provided at the front of the house.

At the rear of the property there is a slabbed patio near the open porch and this has an established camellia bush to the side and a slabbed path runs across the rear of the house to a further patio area where there is an ornamental pond, a second path leads to the bottom of the garden, there are large lawned areas with established beds to the sides and centre of the garden with the garden being kept private by having fencing and natural screening to the right and rear boundaries and there is a beech hedge and fencing to the left hand side with outside lighting and an external tap being provided at the rear of the property.

Garage
15'9 x 8'9 approx (4.80m x 2.67m approx)
The adjoining brick garage has double wooden doors to the front, a leaded window to the side, a door leading to the rear porch, power points and lighting are provided and there is shelving to one wall.

Directions
Proceed out of Long Eaton along Nottingham Road and continue through Chilwell and after passing The Blue Bell pub on the right, turn right at the traffic lights onto Attenborough Lane. Follow the road down over the level crossing and bear right into Church Lane and the property can be found immediately on the right hand side.
9225MP

Council Tax
Broxtowe Borough Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 3mbps Superfast 1mbps Ultrafast 1000mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR

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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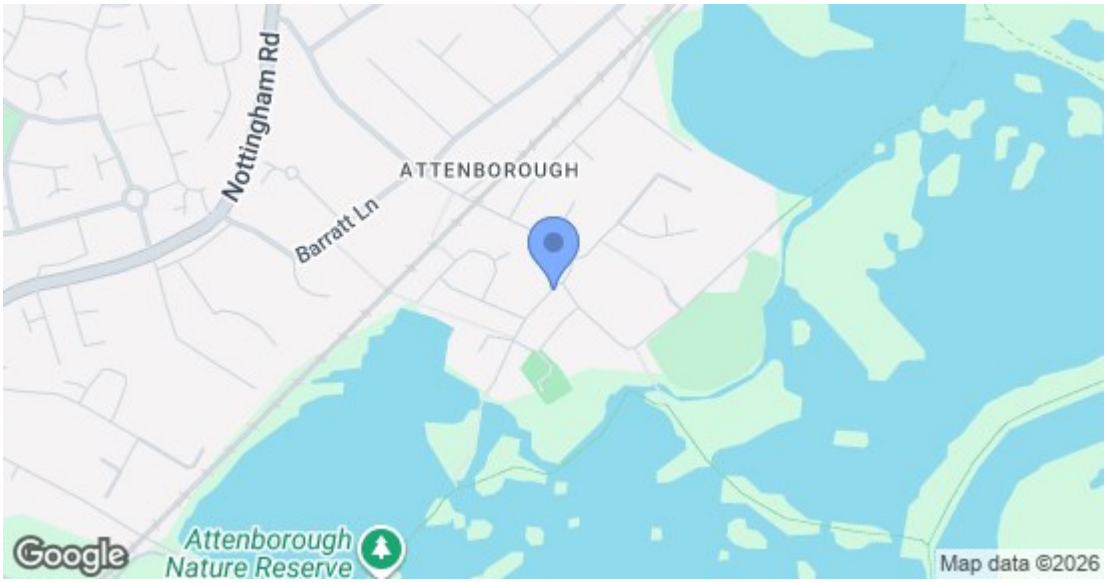

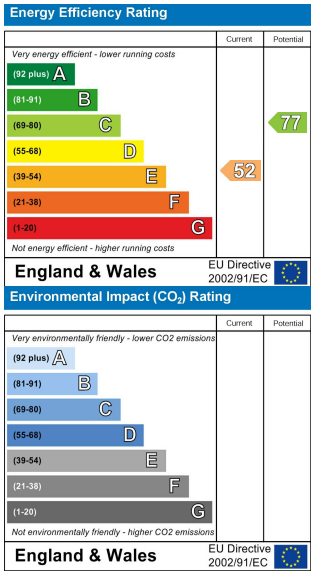

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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