



Attenborough Lane,  
Attenborough, Nottingham  
NG9 6AB

**£445,000 Freehold**





A spacious, three-double bedroom, detached bungalow with a no-upward chain.

Situated in this sought-after and well-established residential location, readily accessible for a variety of local shops and amenities, including schools, transport links, Chilwell Retail Park, Attenborough Nature Reserve and Beeston Town Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including families, retired couples and developers.

In brief the internal accommodation comprises: entrance hall, lounge, open plan kitchen diner, utility room, third bedroom and shower room to the ground floor, with two good sized bedrooms and bathroom to the first floor.

To the front of the property, you will find a small mature garden with stocked bed borders and a blocked paved driveway providing ample car standing, and gated side access down both sides to the property to the generous rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs and fence boundaries.

Offered to the market with the benefit of gas central heating, UPVC double glazing, a light and airy versatile space, and offering fantastic potential for an incoming purchaser to upgrade and reconfigure to suit their own personal needs and requirements. An early internal viewing comes highly recommended.



### Entrance Hall

UPVC double glazed entrance door with flanking windows, stairs to the first floor, radiator, useful under stairs storage space, doors to the shower room, open plan kitchen diner, bedroom three and lounge.

### Lounge

21'9" x 11'11" (6.65m x 3.64m)

A carpeted reception room, with a gas fire with Adam-style mantle, UPVC double glazed bay window to the front, radiator, two UPVC double glazed windows to the side and UPVC double glazed French doors with flanking windows to the rear patio.

### Bedroom Three

11'11" x 10'11" (3.65m x 3.35m)

A carpeted double bedroom with fitted wardrobes, UPVC double glazed bay window to the front and radiator.

### Kitchen Diner

19'11" x 11'11" (6.08m x 3.64m)

Laminate flooring, radiator, open fire place with exposed brick surround, and tiled hearth, a range of wall, base and drawer units, work surfaces, one and half sink and drainer unit with mixer tap, space for a gas cooker with extractor fan over, tiled splashback, integrated dishwasher and fridge freezer, UPVC double glazed window to the rear and side and a door to the utility room.

### Utility Room

With tiled flooring, space for a washing machine, UPVC double glazed window to the side, UPVC double glazed door and window to the rear and a door to the integral garage.

### Garage

22'0" x 8'0" (6.73m x 2.45m)

Up and over garage door to the front, window to the side and a radiator.

### Shower Room

Incorporating a three piece suite comprising: walk-in shower, wash hand basin, low level WC, laminate flooring and tiled splashbacks, two UPVC double glazed windows to the rear, spot lights to ceiling and wall mounted heated towel rail.

### First Floor Landing

with a loft hatch, UPVC double glazed window to the front and a built in storage cupboard.

### Bedroom One

12'9" x 11'11" (3.89m x 3.63m)

A carpeted double bedroom with UPVC double glazed window to the side and radiator.

### Bedroom Two

12'0" x 8'9" (3.66m x 2.67m)

A carpeted bedroom with UPVC double glazed window to the side, radiator and airing cupboard housing the hot water cylinder.

### Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled splashback, extractor fan and heated towel rail.

### Outside

To the front of the property, you will find a small mature garden with stocked bed borders and a blocked paved driveway providing ample car standing, and gated side access down both sides to the property to the generous rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs and fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

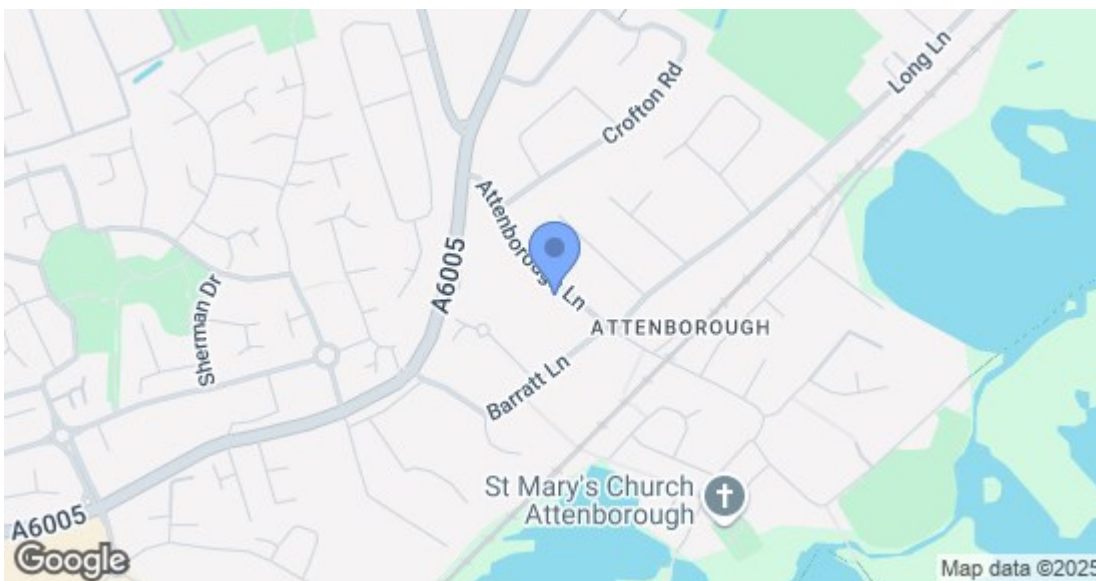
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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