



Church Lane,  
Attenborough, Nottingham  
NG9 6AS

**£760,000 Freehold**





A charming and totally individual, four-bedroom detached cottage, tucked away off a private drive in the heart of Attenborough.

Having been extended and remodelled over the years, the original part of this beautiful cottage is believed to date back to 1790 and has since been transformed into a most appealing living space, with a wealth of original character and charm, seamlessly blended with contemporary style.

In brief the spacious and versatile interior comprises: entrance porch, kitchen, pantry, dining room/sitting area, lounge, two shower rooms, office, and sitting room/TV room. Rising to the first floor are four bedrooms and a separate bathroom.

Outside the property sits in the middle of a generous plot with mature and well-manicured landscaped gardens to all sides, and a detached brick and tile garage with drive to the rear.

Offered to the market for the first time since 1980, this fabulous property nestled in the conservation area, with St. Mary's church and the nature reserve beyond, is a wonderful opportunity that simply must be viewed to be truly appreciated.



### Entrance Porch

A wooden panelled entrance door with flanking double-glazed window, tiled flooring, and radiator.

### Shower Room

Fitted with a low-level WC, pedestal wash-hand basin, shower cubicle with 'Triton' shower over, fully tiled walls, tiled flooring, double-glazed window, and radiator.

### Kitchen

13'1" x 13'0" (3.99m x 3.97m)

With an extensive range of fitted wall and base units, Corian work surfacing, tiled splashback, inset halogen hob, inset electric oven and grill, integrated dishwasher and washing machine, double-glazed window, and radiator.

### Pantry/Utility

14'3" x 6'2" (4.35m x 1.90m )

Double-glazed window, door to the exterior, and wall mounted Worcester boiler.

### Dining Room/Sitting Room

13'1" x 14'2" (4.01m x 4.32m)

Wooden door to the exterior, tiled flooring with underfloor heating, attractive brick fire surround with open fire, and useful under stairs cupboard.

### Office

18'4" x 12'1" maximum overall measurements (5.61m x 3.69m maximum overall measurements )

With a deep double-glazed bay window to the front, radiator, fitted cupboard, and brick fire surround with open fire.

### Sitting Room

20'1" x 10'6" (6.13m x 3.22m )

Full height ceiling with feature Velux windows, patio doors leading to the rear garden, two further double-glazed windows, and tiled flooring with underfloor heating.

### Shower Room

9'11" x 3'10" (3.03m x 1.17m )

Modern fittings in white comprising: low-level WC, wall mounted wash-hand basin, double shower cubicle with mains controlled over head shower and further shower hand-set, tiled flooring with under floor heating, fully tiled walls, wall mounted heated rail, extractor fan, and double glazed window.

### Lounge/TV Room

13'11" x 12'9" (4.25m x 3.91m )

Two double-glazed windows, oak flooring, and radiator.

### First Floor Landing

Stairs rising from the ground floor, two double-glazed windows, and two radiators.

### Bedroom One

13'1" x 12'1" (4m x 3.70m )

Two double-glazed windows, and fitted wardrobes.

### Bathroom

Fitted with a low-level WC, pedestal wash-hand basin, free standing rolled edged top bath, with ball and claw feet, fully tiled walls, tiled flooring, double-glazed window, and radiator.

### Bedroom Two

9'3" x 6'2" (2.82m x 1.89m )

Double-glazed window, radiator, and fitted wardrobes.

### Bedroom Three

13'1" x 9'2" (4.01m x 2.80m )

Double-glazed window, radiator, and airing cupboard housing the hot water cylinder.

### Bedroom Four

13'10" x 12'10" (4.24m x 3.93m )

Double-glazed window, radiator, fitted wardrobes and useful eaves storage cupboard.

### Outside

Occupying a peaceful and sought-after location, the property sits within the middle of a generous plot, with mature and private gardens to the front and side, which comprise of lawned areas, patios, various well stocked beds and borders, with mature shrubs and trees, outside tap, and path around the perimeter of the property. To the rear the property has a pressedcrete drive with a detached brick and tile garage beyond.

### Garage

18'10" x 18'11" (5.75m x 5.78m )

Remote control up and over Beech garage door, further pedestrian door, double-glazed window to the side, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: Conservation Area

Rights and Easements: None

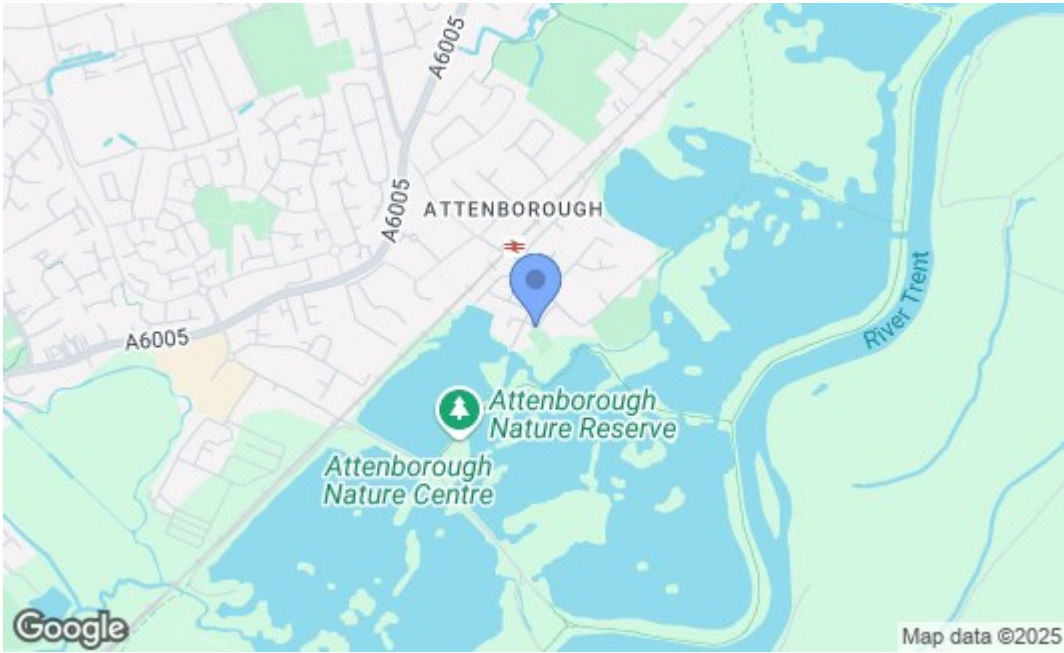
Planning Permissions/Building Regulations: Obtained where necessary.

Accessibility/Adaptions: None

Has the Property Flooded?: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(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.