



Long Lane,  
Attenborough, Nottingham  
NG9 6BN

**£825,000 Freehold**



THIS IS A FIVE DOUBLE BEDROOM DETACHED FAMILY HOME WITH SPACIOUS GROUND FLOOR LIVING ACCOMMODATION WHICH IS SITUATED CLOSE TO THE HEART OF THIS BEAUTIFUL VILLAGE LOCATION TO THE WEST OF NOTTINGHAM.

Being situated on Long Lane in Attenborough, this large detached home still has a brand new feel having only been built in 2021 by Cameron Homes. The property offers spacious ground floor living accommodation and five double bedrooms with a private South facing garden at the rear and for all that is included to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves. Attenborough is well placed for easy access to all the amenities and facilities provided by Beeston and the surrounding area as well as to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating, double glazing throughout and solar panels to the roof, all of which helps to keep the running costs of this large detached property to a minimum. The accommodation includes a spacious reception hall, off which there is a ground floor w.c., a through lounge with French doors leading out to the rear garden and also a log burning stove, the open plan living/dining kitchen which has an exclusively fitted kitchen area and bi-folding doors leading out to the South facing garden, a utility room and a further reception room which can be used as a study, play/sitting room or something similar. To the first floor the landing leads to the five double bedrooms, two of which have en-suite shower room/w.c.'s and the main family bathroom which includes a separate shower and bath. Outside there is the double detached brick garage positioned at the front of the house, the block paved driveway providing parking for several vehicles and at the rear of the property there is the South facing garden which has a patio leading onto a lawn which has borders to the sides and fencing to the boundaries.

The property is close to Beeston town centre where there is a Sainsbury's, Tesco and Aldi stores with further shopping facilities being found in Long Eaton and at the Chilwell Retail Park where there is an M&S food store, TK Maxx, Next and several coffee eateries, there are healthcare and sports facilities including several local golf courses, walks in the picturesque Attenborough Nature Reserve and along the banks of the River Trent and the excellent transport facilities including J25 of the M1, East Midlands Airport which can be reached via the Skylink bus that takes you to Castle Donington and the Airport, stations at Attenborough, Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

With a composite front door with flanking windows, Kardean parquet flooring, stairs to the first floor, radiator, useful cloakroom and doors to the WC, snug/study, kitchen/living/diner and lounge.

### Lounge

20'5" x 11'9" (6.24 x 3.59)

With Kardean parquet flooring, UPVC double glazed bay window to the front, two radiators, log burner with tiled hearth and UPVC double glazed French doors with flanking windows to the rear.

### Kitchen/Living/Diner

27'4" reducing to 13'9" x 21'9" reducing to 12'6" (8.35 reducing to 4.20 x 6.63 reducing to 3.82)

With Kardean parquet flooring, air conditioning, a range of modern wall, base and drawer units, worksurfaces, island, one and half bowl sink with drainer and a mixer tap, integrated electric oven and grill, microwave, induction hob with extractor fan over, wine fridge, dishwasher, space for a fridge freezer, spotlights, two radiators, UPVC double glazed window to the rear, UPVC double glazed bi-fold doors to the rear patio and a door to the utility room.

### Utility Room

7'4" x 7'3" (2.25 x 2.21)

With Kardean parquet flooring, worksurfaces, plumbing for washing machine and tumble dryer, sink with drainer and mixer tap, radiator, spotlights, composite door to the side and a cloakroom.

### Snug/Study

13'5" x 9'10" (4.09 x 3.02)

With Kardean parquet flooring, air conditioning, UPVC double glazed windows to both sides of the room and radiator.

### WC

With Kardean parquet flooring, WC, wash hand basin and tiled splashbacks.

### First Floor Landing

With UPVC double glazed window to the front, radiator, useful storage cupboard, loft hatch, airing cupboard housing the hot water cylinder and door to the bathroom and five bedrooms.

### Bedroom One

11'11" x 11'3" (3.65 x 3.43)

Carpeted double bedroom with air conditioning, fitted wardrobes, UPVC double glazed window to the front, radiator and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising walk in shower, wall mounted wash hand basin, WC, tiled flooring and walls, heated towel rail, spotlights, extractor fan and UPVC double glazed window to the side.

### Bedroom Two

13'5" x 10'1" (4.10 x 3.09)

Carpeted double bedroom with air conditioning, fitted wardrobes, UPVC double glazed window to the front, radiator and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising walk in shower, wall mounted wash hand basin, WC, tiled flooring and walls, heated towel rail, spotlights, extractor fan and UPVC double glazed window to the side.

### Bedroom Three

11'8" x 8'11" (3.57 x 2.72)

Carpeted bedroom with air conditioning, UPVC double glazed window to the rear and radiator.

### Bedroom Four

10'7" x 8'11" (3.25 x 2.73)

Carpeted bedroom with air conditioning, UPVC double glazed window to the rear and radiator.

### Bedroom Five

11'3" x 6'6" (3.43 x 2.00)

Carpeted bedroom with air conditioning, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a four piece suite comprising panelled bath, shower, wash hand basin, WC, tiled flooring and half tiled walls, heated towel rail, UPVC double glazed window to the side, spotlights, extractor fan and electric shaver point.

### Outside

To the front of the property you will find a generous block paved driveway with ample car standing, slate chipping and barked areas, mature shrubs, electric car charging point and gated side access down both sides of the property leading to the private and enclosed rear garden which includes a patio area with lawn beyond, mature trees and shrubs, stocked beds and borders and fenced boundaries.

### Garage

18'10" x 18'8" (5.75 x 5.71)

With laminate flooring, two up and over electric garage doors, loft hatch, useful fitted storage cupboard and a UPVC double glazed door to the side.

### Council Tax

Broxtowe Borough Council Band G

### 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





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>93</b> |
| (81-91) <b>B</b>  |  | <b>86</b>               |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.