



Long Lane,  
Attenborough, Nottingham  
NG9 6BW

**£299,950 Freehold**





Situated in the sought-after area of Attenborough, Nottingham, this delightful semi-detached house on Long Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the generous parking space, which is a rare find in this desirable location.

Attenborough is known for its picturesque surroundings and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood. With local amenities and transport links nearby, this home offers both tranquillity and accessibility.

In summary, this semi-detached house on Long Lane is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a sought-after area. Don't miss the chance to make this charming property your new home.



### Entrance Hall

UPVC double glazed front door with flanking window, radiator, stairs to the first floor, and doors to the kitchen, dining room and lounge.

### Lounge

11'6" x 11'6" (3.52m x 3.52m )

With laminate flooring, log burner, UPVC double glazed bay window to the front, and radiator.

### Dining Room

12'0" x 11'6" (3.68m x 3.51m )

A carpeted reception room with radiator, UPVC double glazed French doors to the rear.

### Kitchen

16'6" x 6'9" (5.03m x 2.07m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a cooker and fridge freezer, plumbing for a washing machine, tiled splashbacks, vinyl flooring, UPVC double glazed window to the rear and sides, UPVC double glazed door to the side, large under stairs storage cupboard, and radiator.

### First Floor Landing

With UPVC double glazed window to the side, loft hatch and door to the bathroom and three bedrooms.

### Bedroom One

11'6" x 11'6" (3.53m x 3.52m )

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

### Bedroom Two

12'0" x 11'6" (3.68m x 3.51m )

A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'1" x 6'5" (2.47m x 1.96m )

A carpeted bedroom with built-in cupboard, UPVC double glazed window to the front, and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath

with shower over, pedestal wash-hand basin, WC, tiled walls, laminate flooring, radiator, UPVC double glazed window to the rear, and extractor fan.

### Outside

To the front of the property you will find a lawned garden and blocked paved driveway with off-road parking for two vehicles. To the rear you will find a generous private and enclosed garden, which includes a concrete patio overlooking the lawn beyond, a range of mature trees and shrubs, raised beds, brick built store, and fence boundaries.

### Garage

15'3" x 7'6" (4.65m x 2.3m )

With an up and over garage door to the front, power, and pedestrian door with flanking window to the rear.

### 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

Does the property have spray foam in the loft?: No

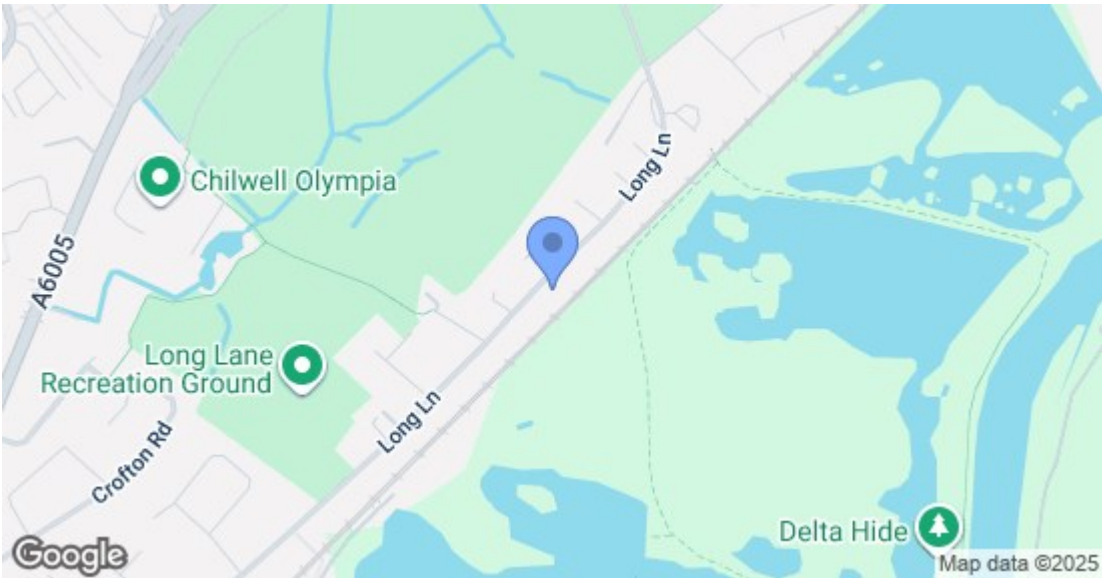
Has the Property Flooded?: No



### 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) <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 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) <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				
England & Wales			EU Directive 2002/91/EC	
				

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