



Attenborough Lane,  
Attenborough, Nottingham  
NG9 6AB

**£375,000 Freehold**



A lovely two/three double bedroom detached property with the benefit of no upward chain.

Situated just a short walk from Attenborough nature reserve you are conveniently placed with a range of local amenities on your doorstep, this would include shops, restaurants, public houses, Chilwell retail park and transport links.

This well proportioned property would be considered the ideal purchase for a large variety of buyers including anyone looking to downsize locally or anyone looking to relocate to this fantastic location.

In brief the internal accommodation comprises; A large entrance hall, Living Room, Dining Room, Kitchen, Conservatory and downstairs bathroom. Then rising to the first floor are two double bedrooms and WC.

Outside to the front is a lawned garden with mature shrubs and block paved driveway for multiple cars leading to the garage. The private rear garden is primarily lawned with a seating area.

With the advantage of gas central heating throughout and UPVC double glazed windows this property is well worthy of an early internal viewing.



### Entrance Hall

Entrance door through to a spacious carpeted entrance hall with radiator and doors leading into the bathroom, kitchen, dining room and lounge.

### Lounge

26'0" x 11'5" (7.93m x 3.50m )

A carpeted reception room with UPVC double glazed bay window to the front, electric fireplace and radiator.

### Dining Room

15'7" x 7'10" (4.75m x 2.41m)

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

### Kitchen

16'3" x 7'10" (4.97m x 2.39m )

Fitted with a range of wall, base and drawer units, work surfaces, single sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and air filter over, integrated fridge, freezer, further useful appliances, access to the pantry cupboard and UPVC double glazed window to the side aspect and door to the conservatory.

### Conservatory

5'7" x 4'5" (1.72m x 1.35m )

UPVC and brick construction, tiled flooring and door leading to the rear garden.

### Downstairs Bathroom

Incorporating a three piece suite comprising: low flush WC, pedestal wash hand basin, walk in mains powered shower, fully tiled walls, wall mounted heated towel rail and UPVC double glazed window to the side aspect.

### First Floor Landing

With access to the loft hatch and doors leading into the WC and two bedrooms.

### Bedroom One

13'10" x 11'4" (4.24m x 3.47m )

A carpeted double bedroom with two UPVC double glazed windows to the rear aspect, fitted wardrobes and dresser and radiator.

### Bedroom Two

13'10" x 11'4" (4.22m x 3.47m )

A carpeted double bedroom with UPVC double glazed window to the front, and access to the loft eaves.

### Separate WC

Fitted with a low level WC, wash hand basin, part tiled walls, heated towel rail, and UPVC double glazed window to the side aspect.

### Outside

To the front is a lawned garden with mature shrubs and block paved driveway leading to the garage. The enclosed garden at the rear is primarily lawned, with well established hedges and shrubs with a paved seating area.

### 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.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		44	
(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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