



5 Barratt Lane,
Attenborough, Nottingham
NG9 6AD

£750,000

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An elegant Victorian five bedroom detached house with additional detached cottage set in extensive and mature gardens.

This excellent property has retained a wealth of original character and charm and offers versatile and generous accommodation over three floors yet also displays fantastic development potential subject to the necessary consents and the eventual purchaser's requirements. There are also solar panels on the side and back of the property.

In brief the charming interior with high ceilings and original features comprises: Entrance porch, entrance hallway, WC, dining room, sitting room, kitchen/diner and utility to the ground floor, to the first floor are four good sized bedrooms and a bathroom and to the second floor is a further bedroom, bathroom and two useful attic store rooms.

The additional cottage converted from stabling briefly comprises: Entrance hall, WC, bedroom/reception room, sitting room and kitchen to the ground floor and to the first floor is a study, potential bedroom/dressing room and wet room.

The property occupies a generous plot with a gated drive to the front, courtyard style garden and to the rear has an expansive primarily lawned garden with pond, decking and large vegetable garden with greenhouse.

Tucked away in an extremely desirable location within Attenborough surrounded by other individual period properties and being readily convenient for Attneborough village, nature reserve and train station, this fantastic individual house simply must be viewed to be truly appreciated.



A wooden entrance door leads to porch with tiled flooring, a second wooden entrance door leads to:

Hallway

Spacious hallway with oak flooring with under floor heating, window, fitted cupboards and a large walk-in cloaks cupboard with fitted shelving.

WC

With WC, pedestal wash hand basin with tiled splashback, radiator, leaded window and extractor.

Dining Room

16'2" x 14'3" (maximum overall measurement) (4.93 x 4.36 (maximum overall measurement))

Oak flooring with under floor heating, double glazed patio doors and window.

Sitting Room

19'3" x 14'3" (5.88 x 4.36)

Oak flooring with under floor heating, double glazed patio doors leading to the rear garden, a feature colour leaded window to the side, cast iron fireplace with period Adam style fire surround and tiled hearth.

Kitchen/Diner

20'1" x 16'0" (maximum overall measurements) (6.13 x 4.88 (maximum overall measurements))

Six windows in all including a double-glazed oriel window and two sash windows; two radiators, fitted wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, a Range Master Cooker combining gas hob and electric ovens with extractor above, and dishwasher.

Utility Room

14'9" x 5'10" (4.50 x 1.78)

Fitted wall and base units, teak work surfacing with splashbacks, Belfast style sink with mixer tap, washing machine and dryer, two wooden windows, fridge/freezer and door to the exterior.

First Floor Gallery

Impressive first floor gallery with landing, fitted shelving and storage cupboard.

Bedroom One

16'1" x 14'1" (5.18 x 4.57)

Window, radiator, fitted wardrobes and bedroom furniture.

Bedroom Two

16'2" x 10'1" (maximum overall measurements) (4.94 x 3.34 (maximum overall measurements))

Two windows, radiator and useful storage cupboard.

Bedroom Three

14'1" x 10'0" (4.57 x 3.06)

Window, radiator, fitted shelving, cupboard and desk.

Bathroom

With a three piece suite comprising WC, pedestal wash hand basin, corner bath with mains shower over, fully tiled walls, fitted cupboard with shelving, shaver point, extractor fan and window.

Bedroom Four

12'7" x 12'0" (3.84 x 3.68)

Two windows, radiator and fitted wardrobe cupboard.

Second Floor Landing

With Velux window.

Bedroom Five

10'4" x 8'10" (3.15 x 2.70)

UPVC double glazed window and radiator.

Bathroom

With a three piece suite comprising WC, pedestal wash hand basin, bath, part tiled walls and Velux window.

Attic Storage Room One

10'4" x 5'7" (3.17 x 1.71)

With Velux window

Attic Storage Room Two

10'5" x 8'0" (3.18 x 2.44)

Velux window and fitted shelving.

Annexe Cottage

Hallway

With radiator and stairs off to first floor landing.

WC

With WC, pedestal wash hand basin, window, part tiled walls, tiled flooring and extractor fan.

Bedroom/Reception Room

11'10" x 8'6" (3.63 x 2.61)

Two windows and radiator.

Sitting Room

13'10" x 8'9" (4.22 x 2.67)

Two wooden windows, patio doors leading to the courtyard garden and radiator.

Hallway

With door to the exterior, tiled flooring and a walk-in cloaks cupboard with wooden window.

Kitchen

13'3" x 8'9" (4.05 x 2.67)

With fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, Belling cooker, washing machine, fridge freezer, wooden window and two radiators.

First Floor Landing

With eaves storage cupboard and window.

Study

8'10" x 4'4" (2.71 x 1.34)

Radiator and window.

Bedroom/Dressing Room

9'0" x 8'9" (2.76 x 2.69)

Velux window, tiled flooring, further wooden window, radiator and cupboard housing the main boiler.

Wet Room

With a three piece suite comprising WC, pedestal wash hand basin, mains shower, fully tiled walls, tiled flooring, extractor fan and wall mounted heated towel rail.

Outside

To the front the property is approached by a gated driveway, providing ample car standing and further gated access to the rear garden. The property has a private courtyard style garden between the cottage and main house with paving, stocked borders, gravelled area and an outside tap. Along the side of the property there are useful storage sheds and raised borders. There is also an integral boiler room with the Worcester boiler and hot water tank. To the rear the property has decking, gravelled area, raised borders and a particularly impressive large primarily lawned garden with mature shrubs and trees and a pond. Beyond the pond is a well, further lawned area, two useful sheds (one of which has power). To the end of the garden the property has an extensive vegetable garden with raised borders, fruit trees and a large greenhouse.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		78
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		86
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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