



Attenborough Lane, Attenborough, Nottingham, NG9 6AB
£445,000 Freehold


MARTIN & CO

Attenborough Lane, Attenborough

3 Bedrooms, 2 Bathroom

£445,000

- Three Bedroom Detached Dormer Bungalow
- Highly Sought After Village Location
- 1/5 Acre Plot
- Ample Off Road Parking & Garage
- Enclosed South West Facing Garden
- No Onward Chain
- Freehold

Situated in the highly sought after village of Attenborough, this three bedroom detached dormer bungalow stands on an impressive plot (approximately 1/5th of an acre) and affords a spacious interior throughout. The accommodation briefly comprises of an hallway, dual aspect living room, kitchen/diner, lean to, a modern fitted shower room and double bedroom with fitted storage to the ground floor. To the first floor there are two further well proportioned bedrooms and a bathroom. The property has ample off road parking, garage and a well established south-west facing rear garden. Early viewing is strongly recommended.



HALLWAY Accessed by an external uPVC double glazed opaque door with vinyl floor covering, wall mounted radiator, stairs rising to the first floor, ceiling light and wall light.

LIVING ROOM 20' 5" x 11' 11" (6.22m x 3.63m) With a fitted carpet, gas fire with surround, uPVC double glazed bow window to the front elevation and two opaque windows to the side elevations, uPVC double glazed French doors to the rear garden, wall mounted radiator, ceiling light and two wall lights.

KITCHEN/DINER 19' 2" x 11' 11" (5.84m x 3.63m) The kitchen comprises of a range of high and low level fitted units with a rolled edge worktop over incorporating a pen and half bowl stainless steel sink and drainer, splash back tiling, cooker point with extractor hood over, integrated fridge, freezer and dishwasher, uPVC double glazed windows to the rear and side elevations, wood effect laminate flooring and two ceiling lights. The dining area has wood effect

laminate flooring, feature fireplace, wall mounted radiator and ceiling light.

UTILITY ROOM 8' 5" x 7' 4" (2.57m x 2.24m) With a tiled floor, uPVC double glazed windows to the rear and side elevations, an external door to the rear garden and wall light.

BEDROOM THREE 11' 11" x 11' (3.63m x 3.35m) With a fitted carpet, uPVC double glazed bow window to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

SHOWER ROOM Comprising of a fitted three piece suite with a double wide walk-in shower cubicle with electric shower, low flush WC, wash hand basin, vinyl floor covering, chrome heated towel rail, two opaque uPVC double glazed windows to the rear elevation, part wall tiling and fitted ceiling spotlights

LANDING With a fitted carpet, fitted storage cupboard,

eaves storage, uPVC double glazed window to the front elevation, loft hatch, ceiling light and fitted ceiling spotlights.

MASTER BEDROOM 12' 11" x 12' (3.94m x 3.66m) With a fitted carpet, uPVC double glazed window to the side elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 12' 1" x 8' 10" (3.68m x 2.69m) With a fitted carpet, uPVC double glazed window to the side elevation, fitted storage, eaves storage, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a bath with chrome mixer tap and electric shower over, low flush w.c., pedestal wash hand basin, chrome heated towel rail, part wall tiling, fitted carpet, eaves storage and ceiling light.

EXTERNAL The enclosed south-west facing rear garden is laid to lawn with a sunken patio area, raised patio area, raised decking area, range of mature trees



and shrubs, fenced and hedged boundary and secure gate access. To the front is a block paved driveway providing ample off-road parking and leading to a single garage with up and over door, power and lighting. There is also a raised garden with lawn, a range of shrubs and plants alongside a fenced and hedged boundary.

LOCATION The property is situated in sought after Attenborough village and is within walking distance of Attenborough Nature Reserve with its rich range of walks, lakes and wildlife. For transport links there are regular bus services and Attenborough Train Station is just over 0.1 mile walk away. Additionally, there are a number of Ofsted rated 'Good' and 'Outstanding' in the local area and there are an array of local amenities at the nearby Chilwell Retail Park and Beeston Town Centre.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1466.37 ft²

Reduced headroom

16.43 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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