



Bramcote Lane,  
Wollaton, Nottingham  
NG8 2QL

**£375,000 Freehold**



AN EXTENDED THREE BEDROOM LINKED DETACHED HOUSE WITH A STYLISH INTERIOR.

Having been renovated and remodelled by the current vendors to a good standard this excellent property now has a versatile living space with the benefit of a garden room/conservatory to the rear.

In brief the contemporary interior comprises; spacious entrance hall, WC, breakfast kitchen, utility, large through living diner and garden room/ conservatory, rising to first floor are three double bedrooms and family bathroom.

Outside there's a drive to the front providing ample car standing with a garage beyond. To the rear there is a primarily lawned garden with patio.

Occupying a convenient and sought after residential location, well placed for Bramcote Lane Shops, local schools and excellent transport links. This great property is considered ideal for a family although would be suitable for a wide variety of potential purchasers.



UPVC double glazed door leads to;

Porch

UPVC double glazed window and tiled flooring, second wooden door with flanking window leads to;

Hallway

Radiator, under stairs cupboard and cloak cupboard

WC

WC, wash hand basin inset to vanity unit, inset ceiling spot lights and extractor fan.

Kitchen

13'11" x 7'10" (4.25m x 2.39m)

With an extensive range of fitted wall and base units, work surfacing with tiled splash back, breakfast bar, 1 ½ bowl sink with mixer tap, inset gas hob with electric oven below and extractor above, integrated dishwasher, pantry cupboard, UPVC double glazed window and inset ceiling spot lights.

Lounge/Diner

25'1" x 10'11" (7.67m x 3.33m)

UPVC double glazed window to the front, patio doors to the rear, two radiators and a multi fuel burner mounted on a granite style hearth with inset timber mantle above.

Garden Room/Conservatory

10'3" x 6'7" (3.14m x 2.03m)

UPVC double glazed window and patio doors leading to the rear garden and radiator.

Utility

10'11" x 9'0" to 5'11" (3.33m x 2.75m to 1.81m)

Fitted work surfacing, plumbing for washing machine, further appliance space, radiator, UPVC double glazed window and door to the exterior.

Garage

16'1" x 9'1" (4.91m x 2.78m)

Double door to the front, pedestrian door to the rear, light and power and wall mounted Worcester boiler.

First Floor Landing

UPVC double glazed window and door leading into

Bedroom One

13'11" x 11'8" (4.26m x 3.58m )

UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Two

11'5" x 10'11" (3.48m x 3.33)

UPVC double glazed window and radiator.

Bedroom Three

10'0" x 6'11" (3.07m x 2.13m)

UPVC double glazed window and radiator.

Bathroom

With stylish fittings in white comprising; wash hand basin, WC, bath, shower cubicle with glazed screen with mains control shower over, fully tiled walls, tiled flooring, two UPVC double glazed windows, extractor fan and inset ceiling, spot lights and wall mounted heated towel rail.

Outside

To the front of the property is a drive providing car standing with the garage beyond. The rear of the property has an enclosed garden and patio with outside tap, lawn, further patio area and summer house.

Council Tax

Nottingham City Council Band D



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(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	

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.