Robert Ellis

look no further...

Latimer Drive,
Bramcote, Nottingham
NG9 3HT

£300,000 Freehold

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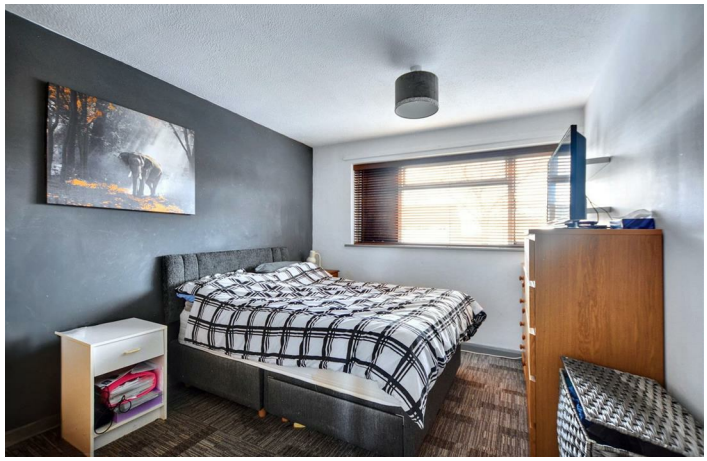
A well-proportioned three-bedroom detached house, displaying great potential.

Formally a four-bedroom property, that could be easily converted back, this spacious, house, offers and excellent opportunity for the incoming purchaser to upgrade, and remodel to their taste and requirements, and potentially extend, subject to the necessary consents.

In brief the internal accommodation comprises: entrance hall, WC, lounge dining area, and kitchen, to the first floor is a spacious landing, three-double bedrooms and bathroom.

Outside the property has multiple car standing to the front, with a detached brick garage beyond, and to the rear there is a primarily lawned garden with yard/patio.

Tucked away in a peaceful location, and the end of an established cul-de-sac, yet convenient for a wide range of local amenities such as schools, transport links, and shops, this property is a rare opportunity well worthy of viewing.



A recess porch shelters the wooden entrance door.

Hallway
With radiator, stairs off to the first floor landing, under stairs cupboard and further useful storage cupboard.

WC
Wall mounted wash-hand basin, radiator, low-level WC, wooden window.

Sitting Room
18'11" x 11'5" (5.77m x 3.50m)
Two wooden windows, radiator, and a brick fire surround with timber mantle.

Dining Area
12'5" x 8'6" (3.80m x 2.60m)
Double glazed patio door and radiator.

Kitchen
10'0" x 9'8" (3.06m x 2.96m)
Fitted wall and base units, work surfacing with tiled splashback, inset gas hob with air filter above, single sink and drainer unit with mixer tap, inset electric oven and grill, further appliance space, wall mounted Worcester boiler, wooden window, and door to the exterior.

First Floor Landing
Wooden window, loft hatch, and airing cupboard housing the hot water cylinder.

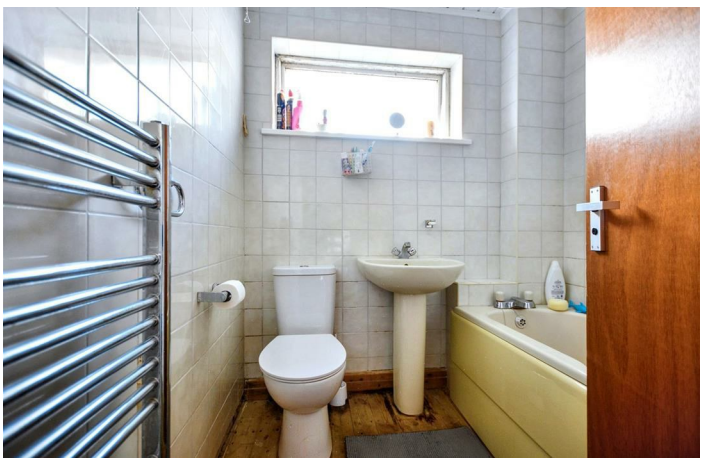
Bedroom One
18'11" x 12'1" (5.78m x 3.69m)
Two wooden windows, radiator, mirror fronted wardrobes, walk-in cupboard (with the potential to be converted in an en-suite with some plumbing present).

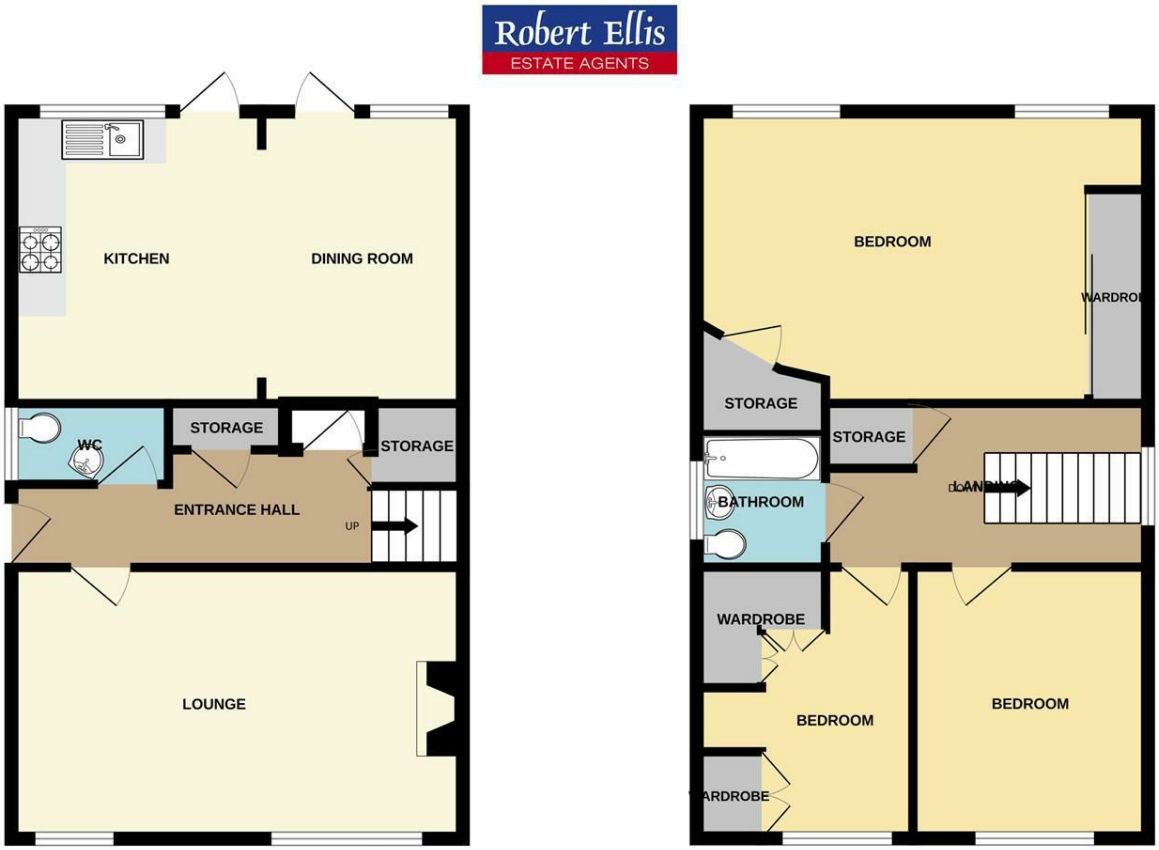
Bedroom Two
11'8" x 9'4" (3.56m x 2.85m)
Wooden window and radiator.

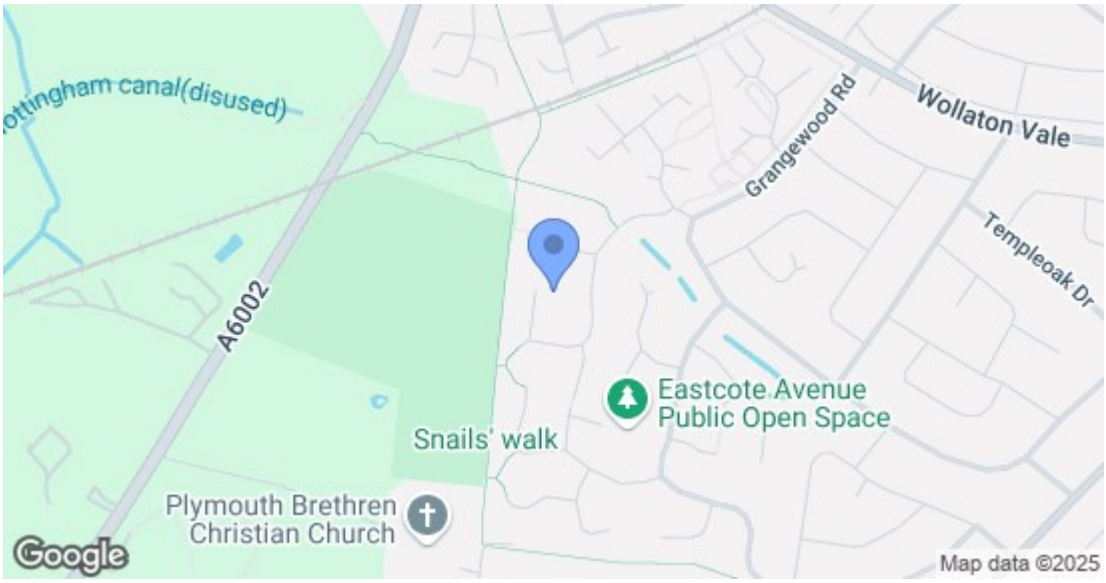
Bedroom Three
11'7" x 9'0" (3.54m x 2.76m)
Wooden window, radiator, fitted wardrobe and dressing table.

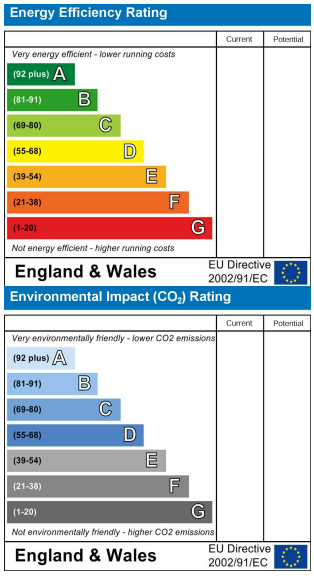
Bathroom
6" x 6'1 (1.83m x 1.85m)
Low-level WC, pedestal wash-hand basin, bath with 'Triton' shower over, fully tiled walls, wall mounted heated towel rail, and wooden window.

Outside
To the front the property has a gravelled area, which can potentially be used as parking, and raised beds. There is a drive which runs along side of the property, with the detached garage beyond. To the rear the property has a yard/patio area, outside tap, lawn, shed, established shrubs, and a garage.









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.

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