Robert Ellis

look no further...

Bramcote Lane,
Nottingham,
NG8 2QN

£445,000 Freehold

A beautifully presented and well proportioned two double bedroom detached bungalow with a double garage.

Situated in a well established and convenient residential location just a stones throw away from a range of local shops and amenities including Bramcote Lane stores, transport links and The Queens Medical Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including, young professionals, families and retired couples.

In brief the internal accommodation comprises; porch, entrance hall, lounge, dining room, kitchen, two good sized double bedrooms and a bathroom.

The property is located on a spacious corner plot and benefits from a driveway and sweeping lawned garden from the front to the side, gated access at both sides of the property leads to the private and enclosed rear garden which features a large patio, a gravelled area, a range of stocked beds and borders, mature trees and shrubs, useful storage shed and fence boundaries.

Offered to the market with the benefit of ready to move in condition, gas central heating and a light and airy versatile living space, this property truly must be viewed in order to be fully appreciated.

Entrance Porch
Entrance door with flanking windows, laminate flooring and a further door leading to the entrance hall.

Entrance Hall
Entrance door to front, laminate flooring, loft hatch, radiator and doors leading to the two bedrooms, bathroom, kitchen and lounge.

Lounge
16'0" x 13'11" (4.89m x 4.26m)
Window to the front and side, carpet flooring, electric fire with Adam-style mantle, radiator and French doors to the dining room.

Dining Room
10'11" x 8'3" (3.35m x 2.52m)
Window to the rear and side, laminate flooring, radiator and opening into the kitchen.

Kitchen
10'11" x 10'1" (3.35m x 3.08m)
Fitted with a range of wall, base and drawer units, work surfaces, stainless steel one and half bowl sink and drainer unit with mixer tap, integrated Neff double electric oven, integrated induction hob with air filter over, integrated fridge freezer, dishwasher and washing machine, tiled splashbacks and UPVC double glazed door to the rear and window to the rear.

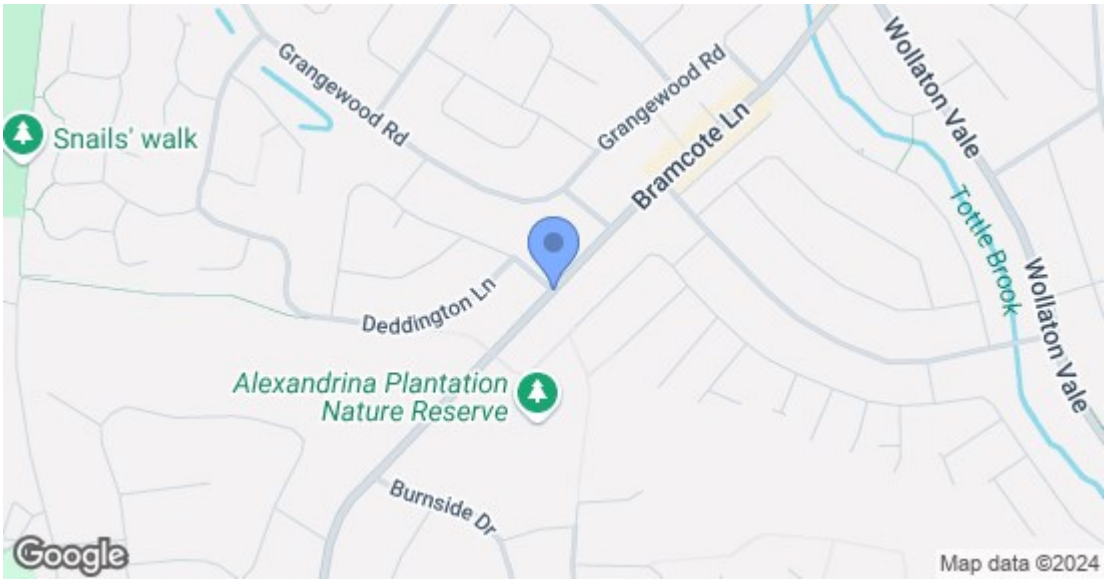
Bathroom
9'1" x 7'9" (2.78m x 2.37m)
Incorporating a four piece suite comprising a panelled bath, walk in shower with glass splash screen, wash hand basin inset to vanity unit, low level WC, tiling to walls, vinyl flooring, wall mounted heated rail, extractor fan, spot lights to ceiling and obscure window to the rear.

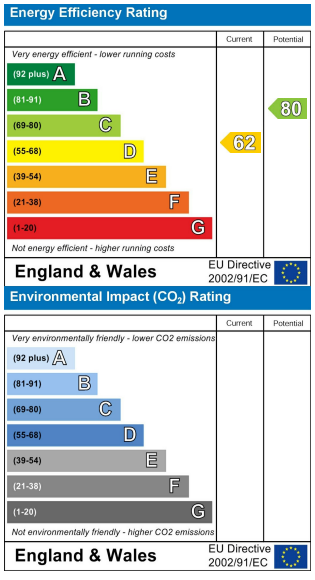
Bedroom One
14'9" x 10'11" (4.5m x 3.34m)
A carpeted double bedroom with fitted wardrobes and drawers, radiator and UPVC double glazed window to the front.

Bedroom Two
11'10" x 11'0" (3.63m x 3.36m)
A carpeted double bedroom with fitted wardrobes, radiator and window to the rear.

Outside
The property is located on a spacious corner plot and benefits from a driveway and sweeping lawned garden from the front to the side, gated access at both sides of the property leads to the private and enclosed rear garden which features a large patio, a gravelled area, a range of stocked beds and borders, mature trees and shrubs, useful storage shed and fence boundaries.

Garage
16'10" x 16'6" (5.15m x 5.05m)
With an electric roll up garage door to the front, power, security alarm, two windows and a pedestrian door to the rear.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888