



Bramcote Lane,  
Wollaton, Nottingham  
NG8 2QL

**£360,000 Freehold**



Situated in the sought-after residential location of Bramcote Lane, Nottingham, this delightful link-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both space and light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable neighbourhood, this home benefits from local amenities and excellent transport links, making it an ideal choice for those seeking a balance of tranquillity and accessibility. The surrounding area is known for its community spirit and offers a variety of parks and recreational facilities, perfect for outdoor enthusiasts.

This property is not just a house; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from prospective buyers or renters looking for a comfortable and inviting home in Nottingham. Do not miss the chance to view this lovely property and envision your future here.



### Entrance Hall

UPVC entrance door with flanking windows, laminate flooring, stairs to the first floor, useful under stairs storage cupboard, radiator, and doors to the kitchen diner and lounge.

### Lounge

14'11" x 11'11" (4.55m x 3.64m )

A carpeted reception room with UPVC double glazed window to the front, radiator, and built-in speaker system.

### Kitchen Diner

19'3" x 13'10" (5.88m x 4.23m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and microwave, integrated five burner gas hob with aluminium splashback and extractor fan, integrated fridge freezer and dishwasher, laminate flooring, two radiators, lights, in-built speaker system, UPVC double glazed door and windows to the rear, UPVC double glazed door to the side, and a pantry housing the Ideal combination boiler.

### First Floor Landing

UPVC double glazed window to the side, and doors to the bathroom and three bedrooms.

### Bedroom One

13'11" x 12'0" (4.26m x 3.68m )

A carpeted double bedroom with UPVC double glazed window to the front, and radiator.

### Bedroom Two

11'5" x 11'0" (3.5m x 3.36m )

A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

### Bedroom Three

10'2" x 6'11" (3.1m x 2.12m )

A carpeted bedroom with UPVC double glazed window to the side, and radiator.

### Bathroom

Incorporating a four piece suite comprising: freestanding bath, large walk-in shower, wash-hand basin inset to vanity

unit, WC, tiled flooring, and splashbacks, wall mounted heated towel rail, spotlights, extractor fan, and two UPVC double glazed windows to the side.

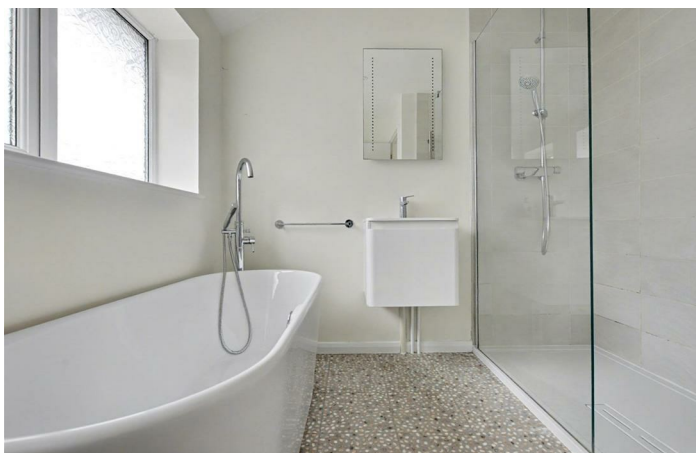
### Outside

To the front of the property you will find a blocked paved driveway offering ample off-road parking, and to the rear you will a private and enclosed well-maintained garden which includes a patio area with a lawn beyond, outside plug sockets, and fence boundaries.

### Garage

16'0" x 8'11" (4.9m x 2.72m )

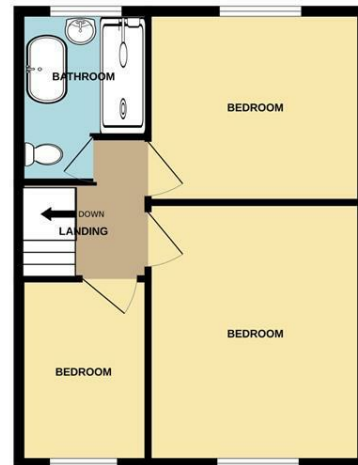
Up and over garage door to the front, pedestrian door to the rear, plumbing for a washing machine and tumble dryer, light and power.



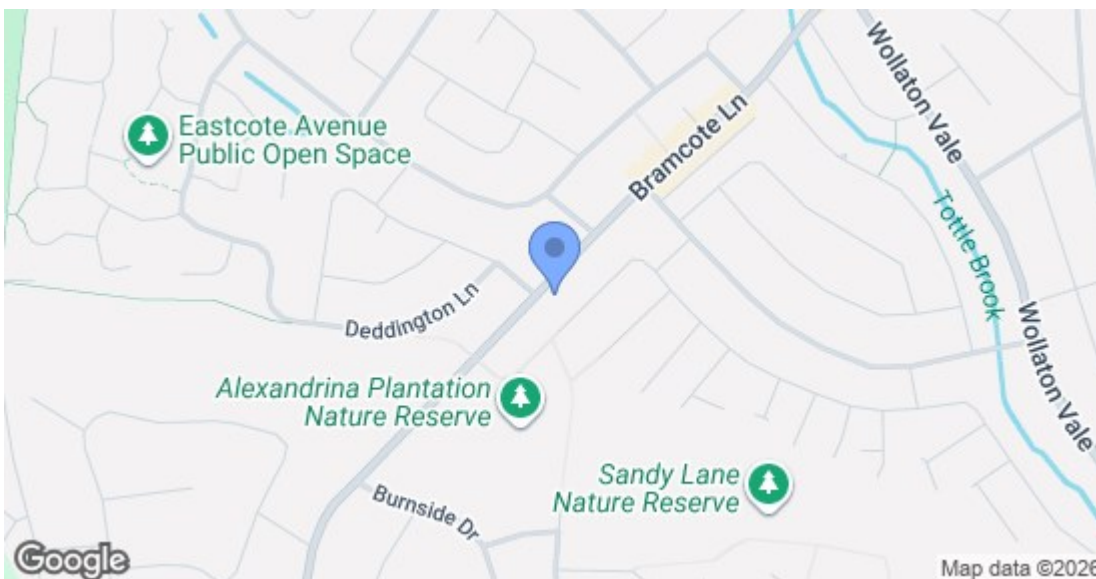


GROUND FLOOR

1ST FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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	

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