



**Moor Lane  
Bramcote, Nottingham NG9 3FH**

**Offers In The Region Of £475,000 Freehold**

A well presented and maintained three bedroom detached house on a generous plot.





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Benefiting from a large conservatory to the rear, this excellent house offers further potential for development and extension (subject to the necessary consents) and is offered to the market with the benefit of no upward chain.

In brief, the internal accommodation comprises: Entrance hallway, WC, kitchen, dining room, sitting room and conservatory to the ground floor. Rising to the first floor are three good sized bedrooms and a family bathroom.

Outside the property has a driveway to the front with a carport and garage beyond and mature and well maintained gardens to both front and rear with lawns, well stocked beds and borders and patio areas.

Enjoying an open aspect to the front and being well placed for easy access to the A52 and M1 as well as the centres of Beeston and Nottingham, The Queen's Medical Centre and Nottingham University.



### Entrance Hallway

A wooden entrance door with a central glazed panel leads to the hallway with radiator, under stairs cupboard and feature leaded oval window.

### WC

With WC, wall mounted corner wash hand basin and wooden window.

### Kitchen

9'9" x 9'1" (2.98 x 2.78)

With a range of good quality wall and base units, worksurfaces with tiled splashbacks, one and a half bowl sink with mixer tap and inset drainer, electric cooker with gas hob and extractor above, UPVC double glazed window and door, inset ceiling spotlights and tiled flooring.

### Conservatory

23'3" x 11'5" narrowing to 8'0" (7.10 x 3.49 narrowing to 2.44)

With UPVC double glazed windows and patio doors leading to the rear garden, radiator, a concealed boiler and plumbing for a washing machine.

### Sitting Room

13'8" x 12'7" (4.18 x 3.84)

With aluminium double glazed bay window, radiator, fuel effect gas fire and tiled hearth.

### Dining Room

9'11" x 10'0" (3.03 x 3.05)

With double glazed patio doors and radiator.

### First Floor Landing

With loft hatch with retractable ladder leading to the partially boarded loft space with light.

### Bedroom One

16'6" x 11'9" (5.04 x 3.59)

With two double glazed aluminium windows, radiator, fitted wardrobe and eaves storage cupboards.

### Bedroom Two

15'11" x 8'0" (4.86 x 2.46)

With aluminium double glazed doors to the front and rear and radiator.

### Bedroom Three

10'8" x 9'10" (3.27 x 3.00)

With double glazed aluminium window and radiator.

### Shower Room

With modern fittings in white comprising WC, wash hand basin inset to vanity unit, double shower cubicle with mains controlled shower over, inset ceiling spotlights, fully tiled walls, wall mounted heated towel rail and two double glazed aluminium windows.

### Outside

To the front the property has a driveway with a carport and garage beyond and an established front garden with lawn, well stocked beds and borders with shrubs and trees, gated access alongside both side of the property lead to the rear. To the rear the property has a generous and mature private garden with a block paved patio, outside tap, a large lawn area, well stocked beds and borders with mature shrubs and trees, greenhouse and shed.

### Garage

15'10" x 7'8" (4.85 x 2.36)

With double timber doors to the front, wooden window to the rear, light and power.

The property also has the benefit of solar panels which are owned and will come with the property and the benefit of the feed in tariff.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

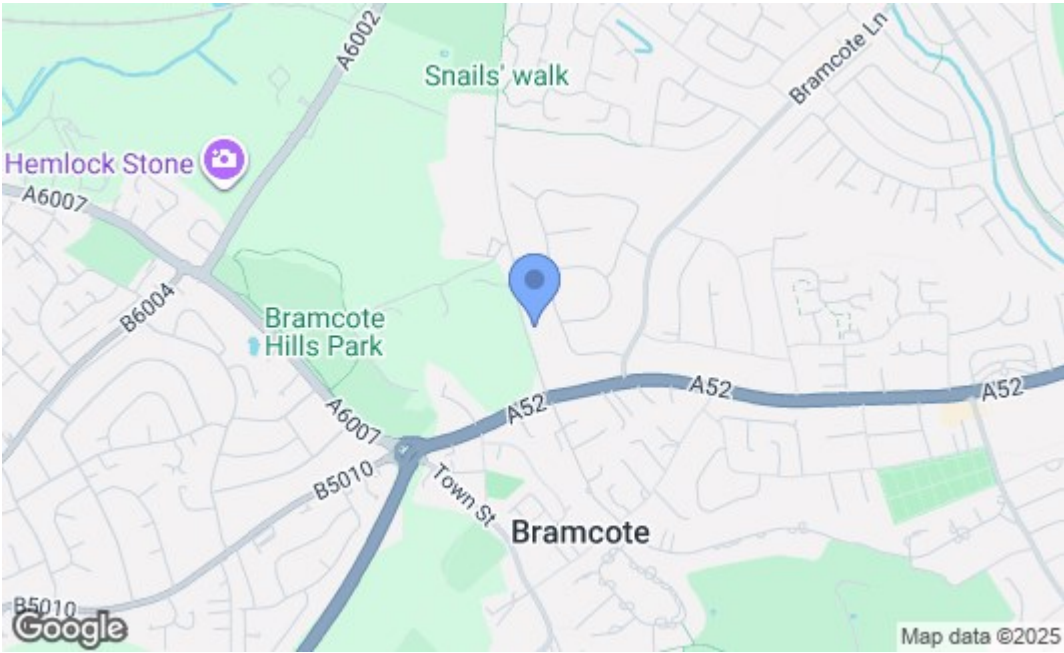
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
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