



Latimer Drive,  
Bramcote, Nottingham  
NG9 3HT

**£265,000 Freehold**



A beautifully presented three-bedroom, semi-detached property in a cul-de-sac position with no upward chain.

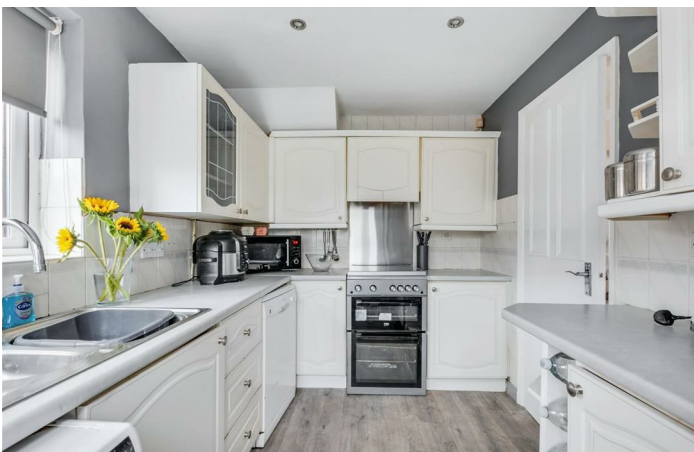
Situated in Bramcote you are conveniently placed for access to a wide range of local amenities including shops, schools, public houses, healthcare facilities and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to relocate to this quiet spot.

In brief the internal accommodation comprises: entrance hall, open plan living and dining room, kitchen and conservatory. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned space with a paved driveway with ample off-road parking and gated side access to the rear. This is a large primarily lawned garden with a paved seating area and brick-built storage space.

Having been a well-loved family home for a number of years, the property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring and radiator.

### Living Room

13'1" x 12'4" (4.01m x 3.77m )

Reception room, with hard wood flooring, radiator, electric fireplace, access to a useful under stairs storage cupboard and UPVC double glazed window to the front aspect.

### Dining Room

10'10" x 7'11" (3.32m x 2.42m )

Archway from the living room, with hard wood flooring, radiator, and UPVC double glazed sliding door to the conservatory.

### Conservatory

14'3" x 8'11" (4.36m x 2.72m )

A tiled room with UPVC double glazed French doors to the rear garden.

### Kitchen

10'9" x 7'4" (3.29m x 2.26m )

A range of wall and base units with work surfacing over and tiled splashbacks and one and a half bowl sink with mixer tap. Space and fittings for a freestanding appliances to include a gas cooker, fridge freezer, washing machine and dishwasher. UPVC double glazed window to the side passage and door to the rear garden.

### First Floor Landing

A carpeted landing with UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

15'7" x 8'9" (4.76m x 2.69m )

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

### Bedroom Two

9'2" x 9'1" (2.80m x 2.78m )

A double bedroom, with laminate flooring, built in storage cupboard housing the water tank and UPVC double glazed window to the rear aspect.

### Bedroom Three

9'11" x 6'5" (3.04m x 1.97m )

A single bedroom, with laminate flooring, built in storage cupboard and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with shower over and glass shower screen, part tiled, and part aqua splash panelling walls, heated towel rail and UPVC double glazed window to the front aspect.

### Outside

To the front is a lawned space with a paved driveway with ample off-road parking and gated side access. The homeowners purchased additional land at the rear making this a large, enclosed garden, with a paved seating area, fenced boundaries and brick-built storage, that with some conversions would make an ideal office space.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

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

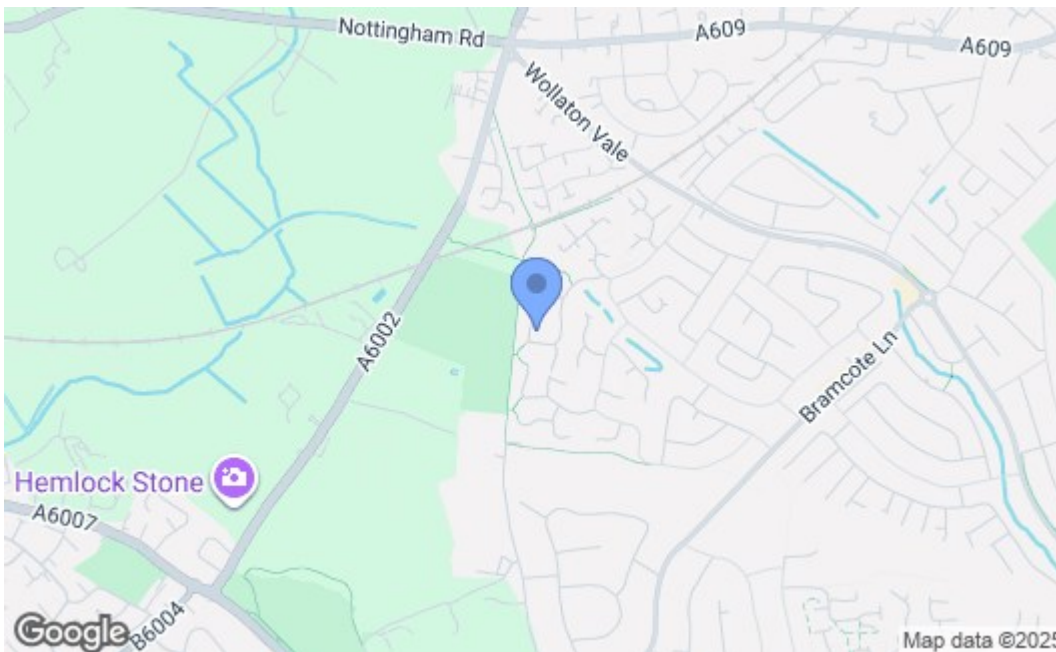
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



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	
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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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