



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

A spacious four double bedroom detached house with a garage.

Guide Price £500,000 - £525,000 Freehold



A spacious four double bedroom detached house with a garage.

Situated in this sought after and well established residential location, readily accessible for a range of local shops and amenities including schools, transport links, the Queen's Medical Centre and the A52 and M1, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including young professionals and growing families.

In brief, the internal accommodation comprises: Entrance porch, entrance hall, lounge, extended living room, extended kitchen/diner and extended utility room and WC to the ground floor with four good sized double bedrooms and a family bathroom to the first floor.

To the front of the property you will find a driveway with car standing leading to the garage with a gravelled garden area to the side with stocked beds and borders, a mature cherry tree and gated side access leading to the private and enclosed rear garden which includes a patio with a large lawned area beyond, a raised gravelled seating area, pond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed and fenced boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout and ready to move in condition, this great property is well worthy of an early internal viewing in order to be fully appreciated.



Entrance Porch

With a composite front door with flanking windows, UPVC double glazed windows to both sides and a door with flanking windows to the entrance hall.

Entrance Hallway

With stairs to the first floor, radiator and doors to the kitchen/diner and lounge.

Lounge

14'1" x 13'8" (4.31 x 4.17)

A carpeted room with UPVC double glazed window to the front, gas fire with stone surround and radiator.

Living Room

19'10" x 11'1" (6.07 x 3.40)

With laminate flooring, two radiators, two UPVC double glazed windows to the side, electric fire with stone surround, UPVC double glazed French doors to the rear patio and a door to the kitchen/diner.

Kitchen/Diner

21'7" reducing to 16'8" x 9'1" (6.59 reducing to 5.09 x 2.77)

With tiled flooring, a range of wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, a useful larder cupboard, space for a cooker, plumbing for a dishwasher, UPVC double glazed window to the rear, radiator, pantry, spacious under stairs storage cupboard and a door to the utility room.

Utility Room

9'11" x 8'1" (3.04 x 2.47)

With tiled flooring, wall, base and drawer units, worksurfaces, sink with drainer, radiator, space for a fridge freezer, plumbing for a washing machine and tumble dryer, UPVC double glazed door and window to the rear and door to the WC.

WC

With WC, pedestal wash hand basin, tiled flooring and splashbacks and UPVC double glazed window to the side.

First Floor Landing

With loft hatch, airing cupboard housing the hot water cylinder and doors to the bathroom and four bedrooms.

Bedroom One

14'2" x 11'5" (4.32 x 3.49)

Carpeted double bedroom with UPVC double glazed window to the front, built in storage cupboard and radiator.

Bedroom Two

11'11" x 10'6" (3.65 x 3.21)

Carpeted double bedroom with UPVC double glazed window to the rear, built in wardrobes and radiator.

Bedroom Three

13'10" x 8'0" (4.22 x 2.46)

Carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Four

12'9" x 8'11" (3.91 x 2.73)

Carpeted bedroom with built in wardrobe, UPVC double glazed window to the front and radiator.

Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, WC, tiled flooring and walls, radiator and two UPVC double glazed windows to the rear.

Garage

15'8" x 8'3" (4.8 x 2.52)

With an up and over garage door to the front, power and electricity, pedestrian door and window to the side and wall mounted Ideal boiler.

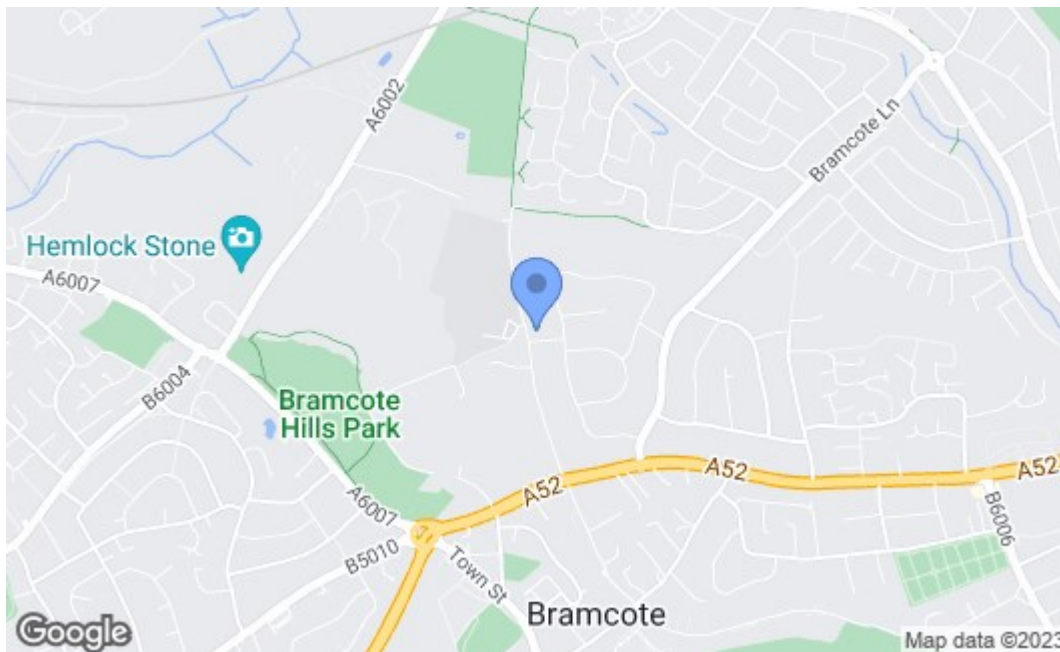
Outside

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Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.