Robert Ellis

*look no further. . .*







Ewe Lamb Lane
Bramcote, Nottingham NG9 3JW

AN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE

**£299,950 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTENDED AND ALTERED FOUR BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR RESIDENTIAL PART OF BRAMCOTE.

With accommodation over three floors comprising entrance lobby, downstairs w.c., inner hallway with staircase rising to the first floor, living room with multi-fuel fire, kitchen, dining room and conservatory to the ground floor. The first floor landing then provides access to three bedrooms and the family bathroom, whilst a further staircase then provides access up to the fourth bedroom on the top floor.

Other benefits to the property include gas fired central heating from a combi boiler, double glazing, ample off-street parking and a generous garden to the rear.

The property would ideally suit both first time buyers or young and growing families alike as it is situated within close proximity of excellent nearby schooling for all ages. There is also easy access to nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

There is also an array of open spaces nearby, such as The Hemlock Stone, Bramcote Park and Ilkeston Road Recreation Field

We highly recommend an internal viewing.





ENTRANCE PORCH
5'2" x 5'0" (1.6 x 1.53)
UPVC panel and stained glass front entrance door, spotlights, opening to the inner hallway and door to cloaks/w.c.

CLOAKS/W.C./UTILITY
5'1" x 4'8" (1.55 x 1.44)
White two piece suite comprising low flush w.c. and wash hand basin, plumbing and space for washing machine, spotlights, double glazed window to the front with fitted blinds and radiator.

INNER HALLWAY
Stairs to the first floor, meter cupboard with shelving, wooden flooring and door to lounge.

LOUNGE
16'2" x 10'11" (4.95 x 3.33)
Double glazed window to the rear with fitted blinds, wall light points, radiator, media points, wooden flooring, feature central fireplace housing multi-fuel fire, spotlights and useful understairs storage cupboard.

DINING ROOM
13'8" x 11'3" (4.18 x 3.43)
UPVC double glazed window to the side with fitted blinds, radiator, laminate flooring and double French doors to the conservatory.

CONSERVATORY
12'2" x 11'5" (3.72 x 3.49)
UPVC double glazed construction with coloured transparent p.v.c. roof, wall light points, double glazed French doors opening out to the rear garden, radiator and exposed wooden flooring.

KITCHEN
13'8" x 7'10" (4.18 x 2.39)
Equipped with a range of matching base and wall storage cupboards with roll top work surfaces. Inset porcelain 1½ bowl sink and drainer with central swan-neck mixer tap and black tiled splashbacks. Space for range cooker, plumbing for washing machine or dishwasher, space for full height fridge/freezer, radiator, double glazed window to the front with fitted blinds, UPVC panel and double glazed side exit door to the driveway and sliding door to walk-in pantry.

WALK-IN PANTRY
With lighting, wall mounted gas fired central heating combination boiler (for central heating and hot water.)

FIRST FLOOR LANDING
Double glazed window to the front with fitted blinds, doors to three bedrooms and bathroom, staircase rising to the top floor with useful understairs storage cupboard.

BEDROOM 2
13'10" x 11'2" (4.22 x 3.42)
Two double glazed windows with fitted blinds overlooking the rear garden, radiator and laminate flooring.

BEDROOM 3
11'3" x 10'10" (3.45 x 3.32)
Double glazed window with fitted blinds, overlooking the rear garden, radiator and laminate flooring.

BEDROOM 4
8'11" x 7'9" (2.73 x 2.38)
Double glazed window to the front with fitted blinds, radiator, laminate flooring and useful overstairs storage cupboard.

BATHROOM
7'10" x 5'6" (2.39 x 1.7)
Three piece suite comprising bath with electric shower over and folding shower screen, wash hand basin and hidden cistern push flush w.c. Double glazed window to the side, radiator, laminate flooring and mirror fronted bathroom cabinet.

SECOND FLOOR LANDING
Door to bedroom 1 and door to walk-in wardrobe.

BEDROOM 1
16'4" x 10'7" (5 x 3.23)
Two Velux roof lights to the rear, spotlights and radiator.

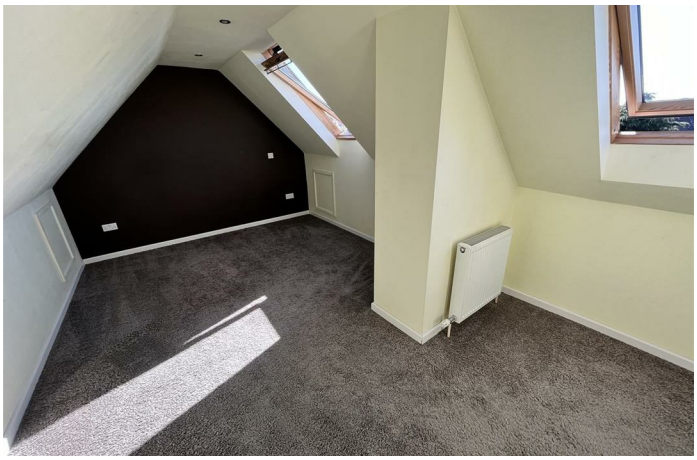
OUTSIDE
To the front of the property is a block paved driveway providing access and off-street parking for two vehicles. There is a shaped gravelled area with planted borders housing a variety of mature bushes and shrubbery. Double gates then provide access to a smaller width block paved driveway which in turn provides access to the detached garage. The rear garden benefits from a paved patio area, ideal for entertaining, which then leads on to a generously sized shaped lawned section. There is a timber storage shed, greenhouse and shaped lawns which are planted with a variety of mature bushes and shrubbery. External water tap and lighting point.

DETACHED GARAGE
Up and over door to the front, power and lighting points. Personal access door to the side.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights, turning left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park in the direction of Bramcote. Look for and take an eventual right hand turn onto Ewe Lamb Lane and after the bend in the road the property can then be found on the right hand side identified by our For Sale board.

Ref: 7449NH








155 EWE LAMB LANE, NG9 3JW

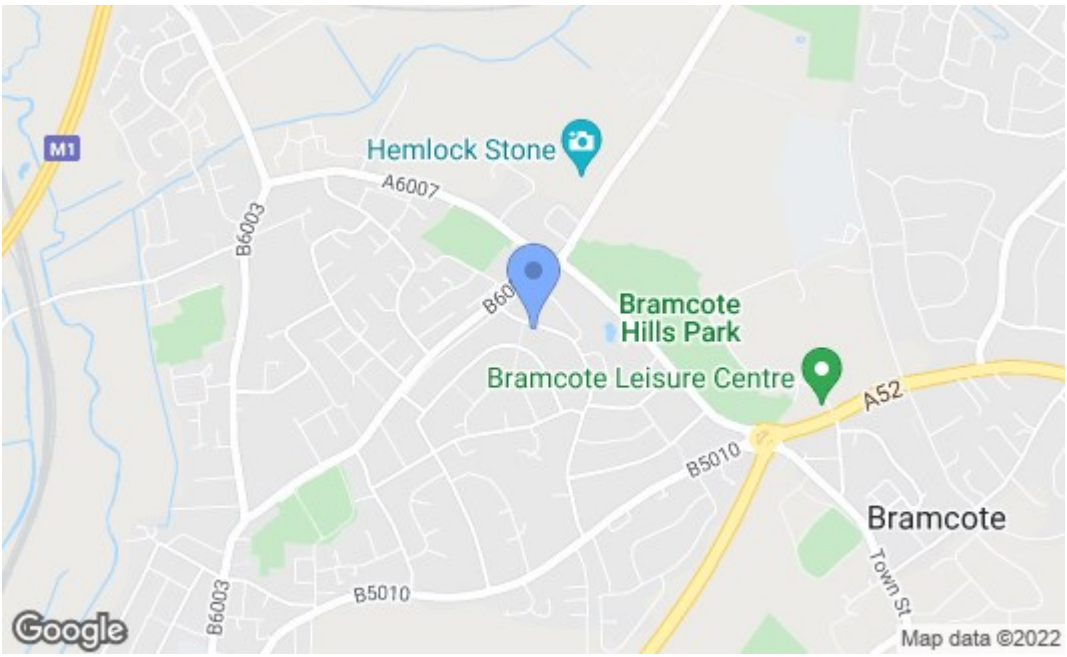
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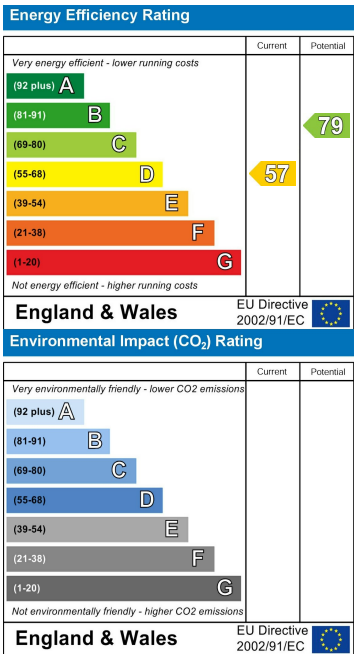
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