Robert Ellis

look no further. . .







Ewe Lamb Lane
Bramcote, Nottingham NG9 3JW

THREE BEDROOM SEMI DETACHED HOME
IN DESIRABLE LOCATION.

Offers Over £260,000 Freehold



We are pleased to offer for sale this traditional three bedroom semi detached house.

Situated on a particularly generous garden plot in this highly desirable location. Set back from the road with a front garden and off street parking for at least two vehicles, there is gated driveway leading to a single garage. There are generous rear gardens which are enclosed and family friendly.

This well presented property benefits from gas central heating served from a combination boiler and double glazed windows throughout. The accommodation comprises entrance hall, cloakroom/w.c., living room with archway through to dining room. There is a fitted kitchen which opens to a dining area, great for entertaining. To the first floor the landing provides access to three well proportioned bedrooms, bathroom and separate w.c.

Situated within Bramcote, a highly regarded suburb to the west of Nottingham which is ideal for families and commuters alike as schools for all ages are within easy reach including open spaces such as Bramcote park and leisure centre, there are local shops and a regular bus service also within walking distance. For those looking to commute the A52 is a short drive away which links Nottingham and Derby, as well as Beeston, Queens Medical Centre, Nottingham University and J25 of the M1 for further afield.

This property is offered for sale with no upward chain and an internal viewing is recommended.





Entrance Hall
Double glazed front entrance door, stairs to the first floor, radiator. Doors to living room, kitchen and cloaks/w.c.

Cloaks/w.c.
Housing a low flush w.c.

Living Room
11'7" x 10'8" approx (3.55m x 3.26m approx)
Radiator, double glazed window to the front and archway through to:

Dining Room
10'7" x 7'10" approx (3.25m x 2.41m approx)
Radiator and double glazed patio doors to the rear.

Kitchen
12'8" to 9'10" x 8'10" approx (3.88m to 3m x 2.70m approx)
Fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink and drainer. Built-in electric oven and hob. Plumbing and space for a washing machine and dishwasher. Double glazed window and door to the rear. Open to:

Dining Area
8'3" x 6'1" approx (2.54m x 1.87m approx)
Radiator and double glazed window to the side.

First Floor Landing
Double glazed window, doors to bedroom, bathroom and w.c.

Bedroom 1
12'4" x 10'11" approx (3.77m x 3.34m approx)
Wardrobe recess, radiator, double glazed window to the front.

Bedroom 2
11'5" x 9'1" plus wardrobe recess approx (3.49m x 2.79m plus wardrobe recess approx)
Radiator, double glazed window to the front.

Bedroom 3
8'11" x 8'9" approx (2.73m x 2.68m approx)
Radiator, double glazed window to the rear.

Bathroom
Two piece suite including a washi hand basin and bath with electric shower over. Built-in linen cupboard, heated towel rail and double glazed window.

Separate w.c.
Housing a low flush w.c. Double glazed window.

Outside
The property is set back from the road with a hedged and fenced in front garden which is laid to lawn. There is a tarmac driveway and car standing for at least two vehicles and the driveway which runs along the side of the property has double gates leading to the single garage which is of sectional construction. The rear gardens are a generous size and are hedged, fenced and enclosed with patio area, lawn and further paved area beyond the garage. There is an integral outbuilding which houses the Baxi combi boiler (for central heating and hot water).

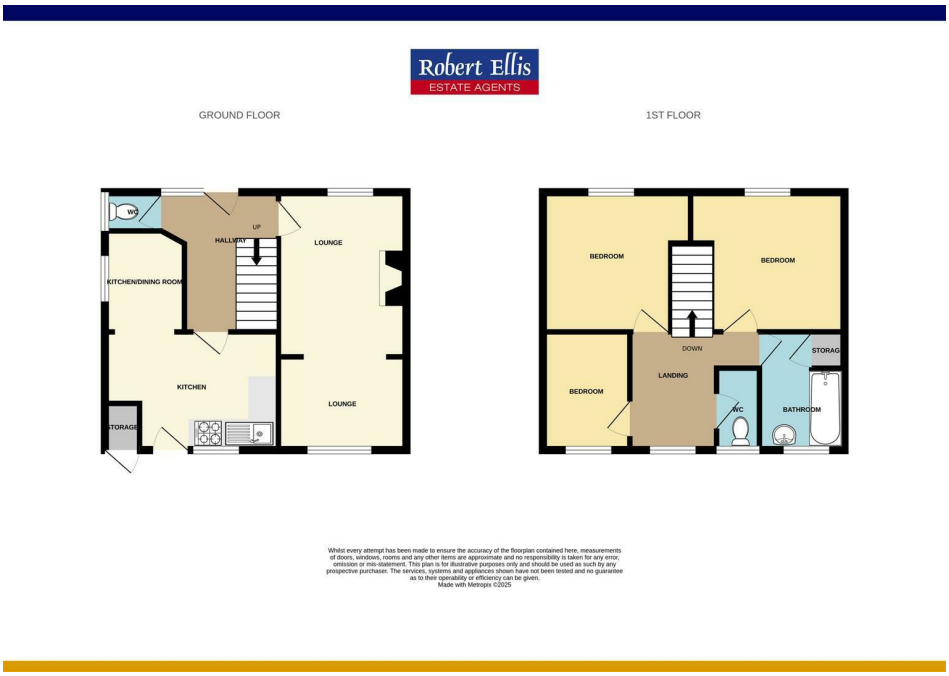


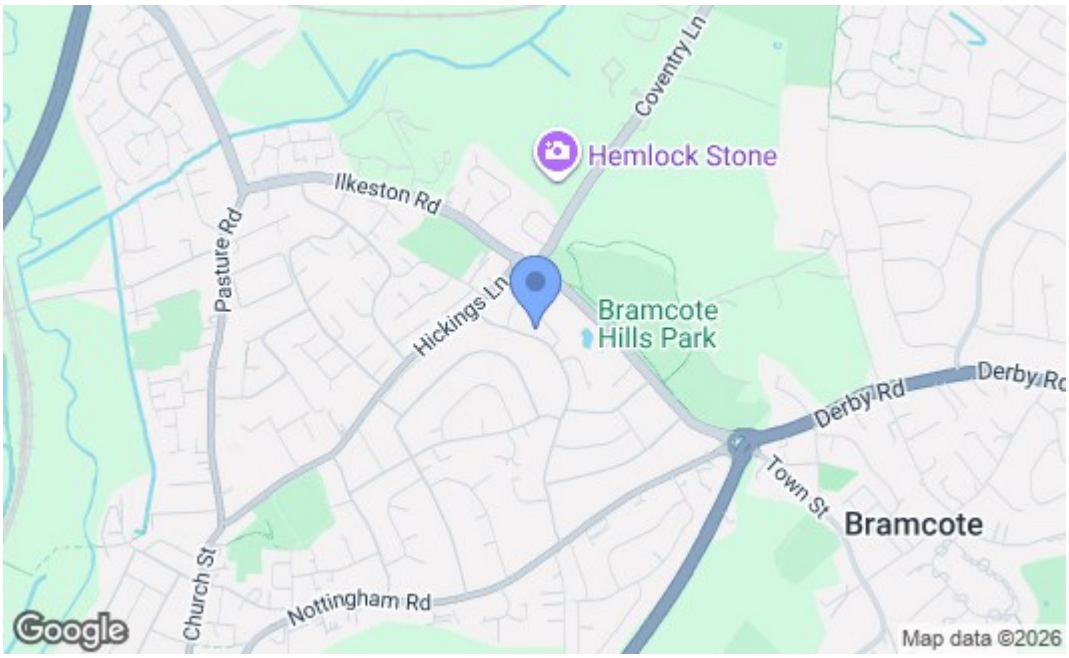


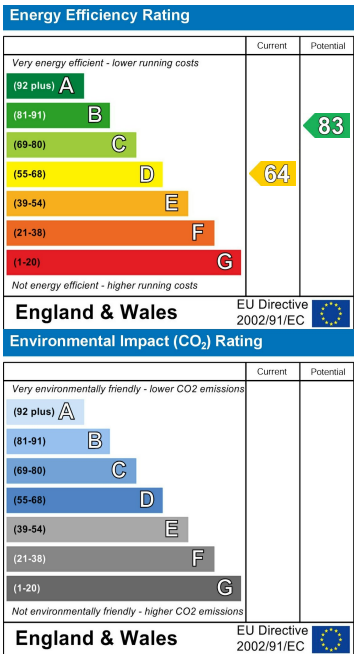












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.