Robert Ellis

look no further...

Ewe Lamb Lane
Bramcote, Nottingham NG9 3JW

IMMACULATE THREE BEDROOM SEMI WITH GATED PARKING AND IMPRESSIVE GARDENS

Offers Over £290,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI DETACHED HOUSE POSITIONED WITHIN THIS HIGHLY REGARDED RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance hall, shower room, living room and impressive dining kitchen to the ground floor. The first floor landing then leads to three bedrooms, luxury four piece bathroom and landing/reading area overlooking the rear garden.

With modern day benefits such as gas central heating from a combination boiler, UPVC double glazing, ample secure off-street parking and an impressive circa 110ft garden with two separate entertaining spaces.

Located within this popular residential location, close to shops, schools for all ages, transport links such as the A52 and M1 and the nearby open space of Bramcote Park and the Hemlock Stone.

The property would make an ideal first time buy or young family home and we highly recommend an internal viewing to fully appreciate the work that has been put into the property by the current owners.

ENTRANCE HALL
11'5" x 7'7" (3.48 x 2.32)
Feature composite and double glazed front entrance door with double glazed windows to either side of the door, meter cupboard, internal doors to living room, dining kitchen and ground floor shower room. Stairs rising to the first floor with useful understairs storage space, wall hung radiator and feature flooring.

GROUND FLOOR SHOWER ROOM
6'7" x 6'2" (2.03 x 1.89)
Three piece suite comprising walk-in shower area with mains fed shower over, wash hand basin with waterfall style mixer tap, storage cupboard beneath and push-flush w.c., two double glazed windows to the side, fully tiled walls and floor, gold effect fixtures and fittings and ladder style radiator.

LIVING ROOM
12'2" x 10'10" (3.72 x 3.32)
Double glazed window to the front with fitted blinds, radiator, media points, doors back to the hallway and opening through to the breakfast/dining kitchen.

DINING KITCHEN
23'11" x 13'5" (7.29 x 4.11)
An impressive space comprising a range of matching fitted base and wall storage cupboards with marble effect work surfaces and matching breakfast bar with space for two bar stools, space for dining table and chairs, feature flooring to match the hallway, integrated appliances, porcelain counter top level sink and drainer with central mixer tap. Cooker (included in the sale) with extractor fan over, glass fronted crockery cupboards, spotlights, double glazed window to the rear with fitted blinds, UPVC double glazed side exit door, UPVC double glazed French doors opening out to the rear garden, opening through to the living room and door back through to the hallway.

FIRST FLOOR LANDING/ READING AREA
9'0" x 7'11" (2.76 x 2.42)
Double glazed window to the rear with fitted blinds, wall panelling, internal doors to all bedrooms and bathroom, loft access point with pull-down ladders to a boarded, lit and insulated loft space which also houses the gas fired central heating boiler.

BEDROOM 1
12'8" x 12'2" (3.88 x 3.72)
Double glazed window to the front with fitted blinds and radiator.

BEDROOM 2
10'11" x 10'9" (3.34 x 3.30)
Double glazed window to the front with fitted blinds and radiator.

BEDROOM 3
8'11" x 8'8" (2.73 x 2.65)
Double glazed window to the rear with fitted blinds and radiator.

BATHROOM
9'4" x 7'10" (2.85 x 2.40)
Luxury four piece suite comprising free-standing bath with ornate free-standing mixer tap, separate tiled and enclosed shower cubicle with coloured tiles, glass screen and mains fed shower over, free-standing oval bowl wash hand basin with mixer tap, tiled splashbacks, two storage drawers beneath and push-flush w.c. Tiled floor, three double glazed windows to the rear with fitted blinds and ladder towel radiator.

OUTSIDE
To the front of the property there is initial blockwork leading on to a pair of security gates, opening out to the front gravelled driveway which provides ample off-street parking, access to the front door and gated access to the garden. There are timber sleepers, protecting a shaped lawn section and an array of planted bushes and shrubbery. The whole is then bounded by timber fencing with concrete post and gravel boards. The rear garden expands to roughly 110ft and boasts a generous lawn section and two separate entertaining spaces, the first accessed via the French doors from the kitchen and the second can be found at the foot of the garden. The garden is also lawn and again bounded by timber fencing with concrete posts and gravel boards. There is also a timber storage shed, lighting and water tap.

DIRECTIONS
From our Stapleford office, proceed to The Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Continue along in the direction of Bramcote and take an eventual left turn onto Ewe Lamb Lane. Proceed past the turning on the left for Central Avenue and the property can be found on the left hand side.

REF: 7414NH

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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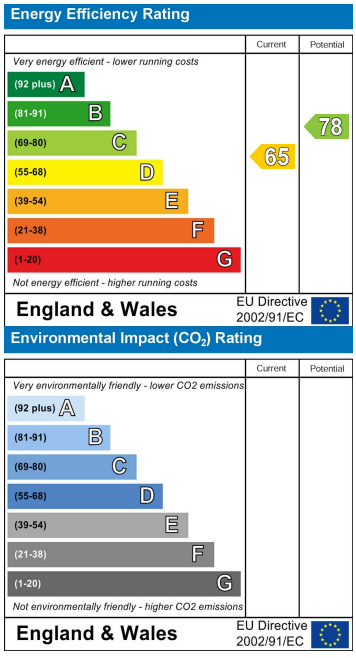

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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