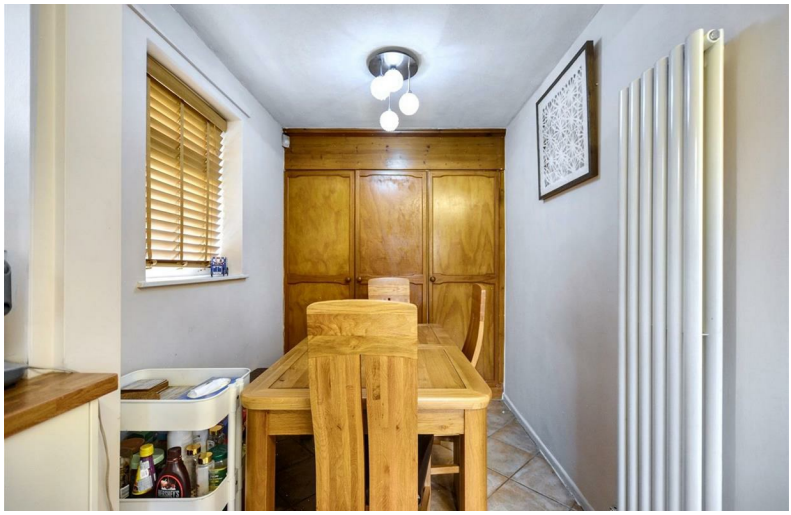
Robert Ellis

look no further. . .



Ewe Lamb Lane
Bramcote, Nottingham NG9 3JW

A THREE BEDROOM SEMI DETACHED HOUSE SITTING ON A GENEROUS FRONT & REAR GARDEN PLOT.

Offers Over £275,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WECOME TO THE MARKET THIS WELL PRESENTED AND GENEROUSLY SIZED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an entrance hall, useful ground floor WC, spacious dual aspect through lounge/diner and "L" shaped dining breakfast kitchen. The first floor landing them provides access to three bedrooms, shower room and separate WC.

The property also benefits from a modern fitted kitchen, modern shower room, ample off-street parking, fantastic sunny aspect rear garden, as well as a recently replaced (2024) gas fired combination boiler.

The property is situated within close proximity of excellent nearby schooling for all ages. There is also easy access to a range of national and independent retailers in the nearby town centre, as well as Beeston and Ilkeston. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Other benefits to the local area are the open spaces of Hickings Lane Recreation Ground, Bramcote Hills Park and Ilkeston Road Recreation Ground.

We believe the property will make an ideal first time buy or young family home and therefore highly recommend an internal viewing.

ENTRANCE PORCH
uPVC panel and double glazed front entrance door with double glazed windows surrounding the door and to both sides, decorative tiled floor, further uPVC panel and double glazed internal door providing access to the entrance hallway with double glazed windows to either side of the door. Double power socket, wall light point.

ENTRANCE HALL
11'2" x 7'7" (3.42 x 2.33)
Stairs rising to the first floor with useful understairs storage cupboard, telephone point, meter cupboard box, radiator, feature wooden flooring. Doors leading through to the lounge, kitchen and WC.

GROUND FLOOR WC
5'8" x 2'7" (1.75 x 0.80)
Housing a modern white dual push flush WC and wash hand basin cistern with mixer tap and decorative tiled splashback, hand spray attachment, double glazed window to the side, laminate style flooring.

DUAL ASPECT THROUGH LOUNGE
20'8" x 10'10" (6.31 x 3.32)
Feature wooden flooring (matching the hallway), uPVC double glazed window to the front (with fitted blinds), further uPVC double glazed window to the rear overlooking the rear garden (with fitted blinds), feature fire surround, matching hearth with coal effect inset fire, media and router points, serving hatch through to the kitchen, two radiators.

"L" SHAPED DINING BREAKFAST KITCHEN
15'10" x 12'9" (4.85 x 3.89)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with laminate style roll top work surfaces incorporating four ring gas hob with curved extractor fan over and oven beneath. Freestanding plumbing for washing machine and space for an American-style fridge freezer, inset one and a half bowl sink unit with draining board and central swan-neck mixer tap with decorative tiled splashbacks, double glazed windows to the side and rear (two of which have fitted blinds), feature vertical radiator, ample space for dining table and chairs, tiled floor, further floor to ceiling fitted storage cupboards with shelving, plinth heater, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Double glazed window to the rear overlooking the rear garden (with fitted blinds). Doors to all bedrooms, shower room and WC. Loft access point with wooden pull-down loft ladders providing access to a boarded, lit and insulated loft space.

BEDROOM ONE
12'4" x 11'6" (3.76 x 3.53)
Double glazed window to the front, radiator, range of fitted bedroom furniture including full height wardrobes, bedside cabinets, drawers and overhead storage cupboards.

BEDROOM TWO
11'3" x 10'11" (3.44 x 3.35)
Double glazed window to the front, radiator, range of fitted bedroom furniture including full height wardrobes, drawers and shelving to match.

BEDROOM THREE
8'11" x 8'8" (2.73 x 2.65)
Double glazed window to the rear overlooking the rear garden, radiator, range of fitted bedroom furniture including full height wardrobes and overhead storage cupboards.

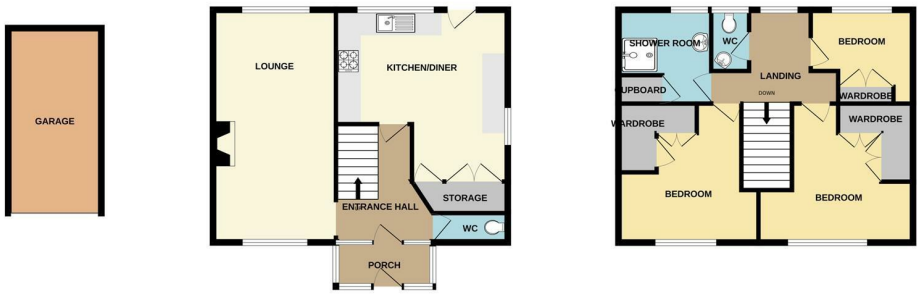
SHOWER ROOM
7'10" x 7'7" (2.41 x 2.32)
Modern two piece suite comprising walk-in shower cubicle with electric shower and sliding glass screen and door and wash hand basin with mixer tap with storage cabinets and shelving beneath. Two double glazed windows to the rear, chrome ladder town radiator, boiler cupboard housing the recently replaced gas fired combination boiler for central heating and hot water purposes.

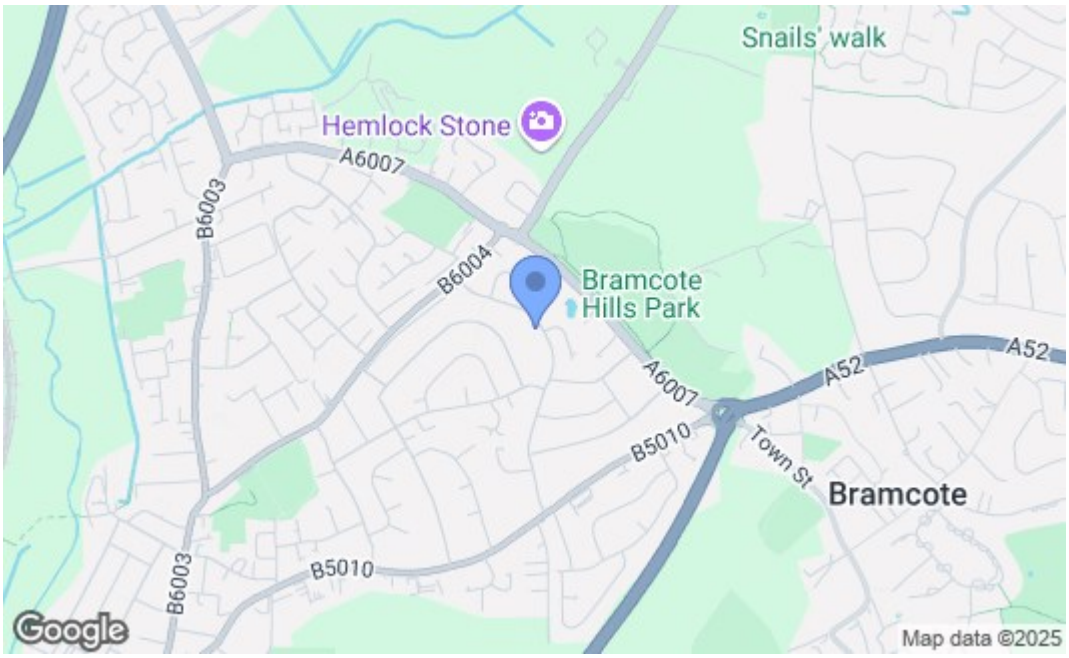
WC
5'8" x 2'7" (1.75 x 0.80)
Modern white push flush WC with double glazed window to the rear.

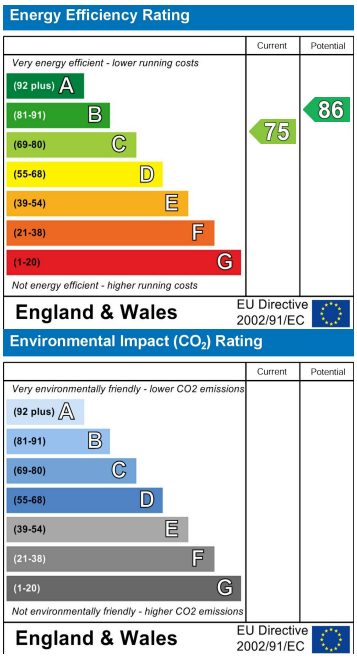
OUTSIDE
To the front of the property, there is a lowered kerb entry point with double wrought iron gates providing off-street parking for several vehicles which then leads down the right hand side of the property providing access to the garage with gated pedestrian access into the rear garden. There is a generous lawn section with planted borders housing a variety of bushes and shrubbery.

TO THE REAR
The rear garden is of a good overall proportion, benefitting from a sunny aspect with a good size paved patio seating area (ideal for entertaining) with side pedestrian gate providing access to the driveway. Within the rear garden, there is an external water tap and lighting points, side personal access door into the garage. This then opens out to a generously sized lawn section (ideal for families), hedgerows and conifers to the boundary line. There is a shaped decorative gravel stone area and situated to the foot of the plot is a further block paved seating area linking to a pitched roof timber garden summerhouse with double doors to the front.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote, before taking an eventual left hand turn onto Ewe Lamb Lane. Passing the allotments to the left, the property can eventually be found on the left hand side, identified by our For Sale board.







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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