



**Ewe Lamb Lane  
Bramcote, Nottingham NG9 3LF**

A FIVE BEDROOM DETACHED FAMILY RESIDENCE.

**Offers Around £565,000 Freehold**

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We are pleased to offer for sale this surprisingly spacious five bedroom detached family residence situated on a large garden plot of approximately 0.29 of an acre. This is a fantastic property both inside and out, and great for growing families.

Offering a modern and contemporary feel, with feature including a large open plan family dining kitchen with high quality units, contrasting granite work surfacing and a central island unit and breakfast bar. Great for entertaining. There are French doors leading to the garden and the conservatory enjoys aspects over the rear garden. There are two reception rooms, one currently used as a study, ideal for those looking to work from home. This also benefits from French doors opening to the rear garden.

Further features of this property include a generous master bedroom with fitted wardrobes and a luxury en-suite shower room, there is a family bathroom which serves the remaining bedrooms, and a useful cloaks/WC off the hallway. The property is double glazed throughout and is gas centrally heated served from a modern combination boiler which was installed in 2020. Solar panels are fitted to the roof which give cheap electricity, as well as the benefit of a feed-in tariff that will be passed onto the new buyer. This energy efficient home also has an EV charging point to the front.

A real feature of this property which cannot be appreciated from the front is the quite exceptional rear gardens measuring approximately 200ft in length. There is formal landscaping to the rear elevation styled in such a way for entertaining. There is a large Indian stone terraced patio, and an attractive purpose-built timber gazebo, with light, power and electric heating. Great for alfresco dining whatever the weather. The main gardens offer expansive lawns and well tended ornamental trees and shrubs. Offering a great private space for families to play and enjoy.

Located within this highly regarded residential suburb which is great for families and commuters alike, as schools for all ages are within easy reach, as are local amenities. The nearby towns of Stapleford and Beeston offer a variety of national and independent retailers, as well as many bars, cafes, bistros, etc. The A52 is a short drive away giving direct access to Nottingham, Derby and Junction 25 of the M1 motorway for further afield.

We cannot stress enough the important of viewing this property both internally, as well as spending time to appreciate the gardens.



## HALLWAY

23'1" x 5'10" (7.06 x 1.78)

Composite double glazed front entrance door, fitted oak fronted cloaks cupboard, stairs to the first floor with understairs store cupboard, tiled flooring which continues throughout the ground floor.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Heated towel rail, double glazed window.

## LOUNGE

13'11" x 11'7" (4.26 x 3.55)

Flame effect gas fire with feature surround, radiator, double glazed bow window to the front.

## STUDY

12'2" x 7'6" (3.73 x 2.31)

Radiator and double glazed French doors to the rear garden.

## FAMILY DINING KITCHEN

18'6" x 17'0" (5.66 x 5.20)

Incorporating a comprehensive and contemporary fitted range of wall, base and drawer units with contrasting granite work surfacing, central island unit with inset ceramic sink unit and breakfast bar. The island unit also contains an integrated dishwasher and washing machine. A fitted Rangemaster range style gas/electric cooker with extractor hood over. Integrated fridge and freezer. Contemporary wall mounted tubular radiators. Table and chair space, double glazed French doors to the rear garden, double glazed French doors to the conservatory.

## CONSERVATORY

11'10" x 8'7" (3.62 x 2.62)

uPVC double glazed construction with French doors opening to the rear garden.

## FIRST FLOOR LANDING

Giving access to the bedrooms and family bathroom.

## BEDROOM ONE

14'5" x 10'5" (4.41 x 3.2)

Fitted wardrobes, radiator, double glazed window to the rear. Door to en-suite.

## EN-SUITE

6'6" x 6'6" (2 x 2)

Incorporating a contemporary three piece suite comprising wall mounted wash hand basin, low flush WC and walk-in shower enclosure with tiled floor and walls, and thermostatically controlled shower. Heated towel rail, double glazed window.

## BEDROOM TWO

14'4" x 7'9" (4.37 x 2.38)

Fitted wardrobes, radiator, double glazed window to the front.

## BEDROOM THREE

13'1" x 8'6" to wardrobes (4.01 x 2.60 to wardrobes)

Fitted wardrobes, radiator, double glazed window to the rear.

## BEDROOM FOUR

8'8" x 7'10" (2.65 x 2.39)

Radiator, double glazed window to the front.

## BEDROOM FIVE

9'6" reducing to 6'10" x 6'10" (2.91 reducing to 2.09 x 2.10)

Radiator, double glazed window to the front.

## FAMILY BATHROOM

Incorporating a three piece suite comprising floating wash hand basin, low flush WC and "P" shaped shower bath with shower and screen over. Tiling to walls, tiled floor, heated towel rail, double glazed window.

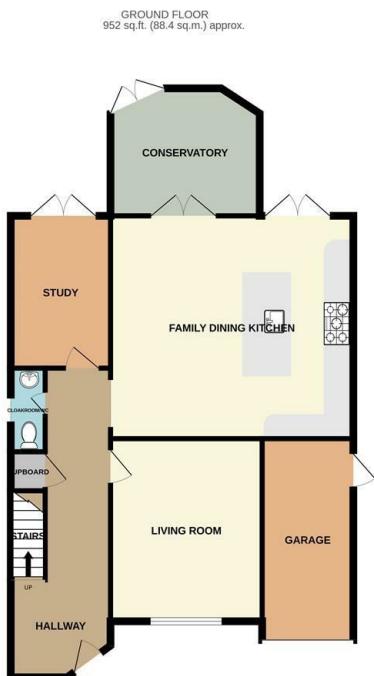
## OUTSIDE

The property is set back from the road with a walled and fenced-in frontage, with attractive block paved courtyard providing off-street parking for several vehicles and leading to the integral single garage with up and over door, light and power which houses the gas combination boiler (for central heating and hot water). There is gated pedestrian access at each side of the property which leads to the rear garden. The beautifully presented rear gardens offer a variety of themed areas with attractive Indian stone terraced patio providing ample space for sitting and enjoying the views over the remainder of the garden. Beyond the patio is a large, purpose built timber gazebo with pitched roof, light, power and wall mounted electric heating. Great for alfresco dining and entertaining no matter what the weather has in store. Beyond an ornamental gravelled area is the main garden which is laid to lawn. There is a variety of bedding and attractive ornamental trees and evergreen shrubs. At the foot of the plot can be found a garden store.

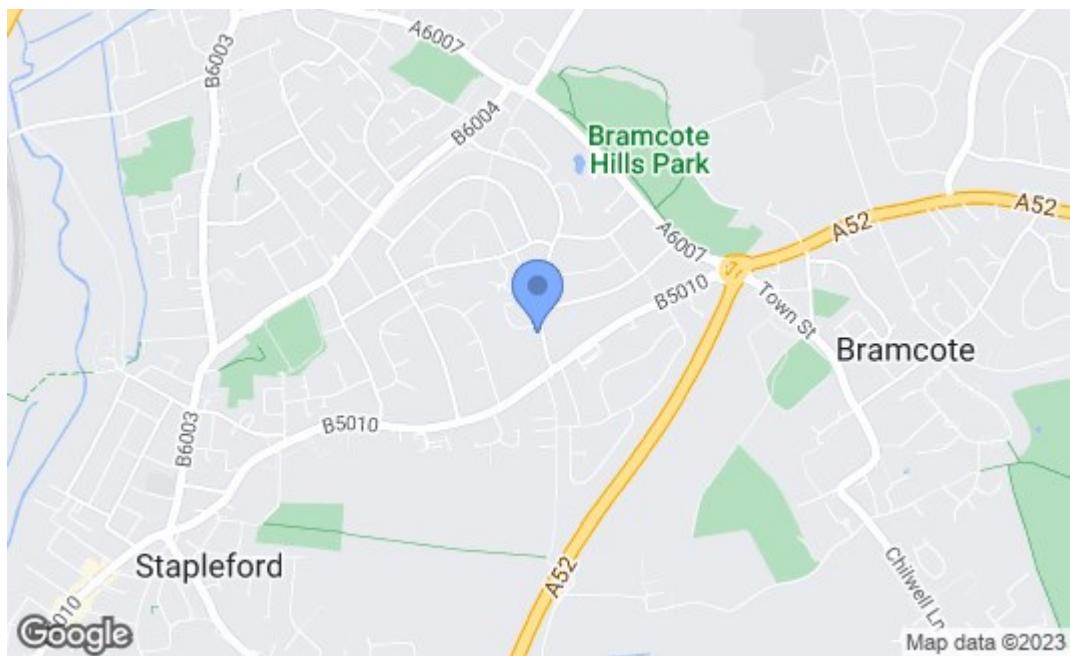
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Continue straight over onto Nottingham Road, Stapleford. Follow the road along, passing Sandcliffe Garage and eventually looking for and turning left onto Ewe Lamb Lane, Bramcote. Follow the road a short way along, where the property can be found on the left hand side. Ref: 8074PS





TOTAL FLOOR AREA: 1717 sq ft. (159.5 sq.m.) approx.  
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 inaccuracy. Prospective buyers should not rely on the floorplan and should make their own arrangements to inspect the property before purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B	73	
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.