Robert Ellis

look no further. . .

Ewe Lamb Lane
Bramcote, Nottingham NG9 3JW

A SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE.

Guide Price £300,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED TO THE GROUND FLOOR THREE BEDROOM SEMI DETACHED HOUSE POSITIONED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL BRAMCOTE LOCATION.

The property sits on a generous overall plot with ample room to the side, certainly with the potential to extend or make further use of (subject to the relevant permissions and approvals), whilst currently offering ample off-street parking space and a very generous outdoor garden area to the rear incorporating a workshop, brick store, greenhouse, storage shed and timber summerhouse.

The property also benefits from gas fired central heating, double glazing, front and rear gardens.

The accommodation comprises entrance hallway, useful ground floor WC, "L" shaped spacious kitchen, bright and airy living room and conservatory to the ground floor with feature HEATAS approved multi fuel burning stove. The first floor landing then provides access to three bedrooms and a spacious bathroom suite.

The property sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good 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.

More locally to the property there is easy access to Bramcote Hills Park, Ilkeston Road Recreation Ground, Central Avenue play park, as well as Bramcote Leisure Centre, the Hemlock Stone and the local convenience store situated on Hickings Lane.

We believe that the property would make an ideal family home and we highly recommend an internal viewing.

ENTRANCE HALL
9'10" x 7'5" (3.01 x 2.27)
Panel and double glazed front entrance door, ADT alarm control panel, meter storage cupboard, radiator with display cabinet, tiled floor, spotlights, staircase rising to the first floor with decorative open spindle balustrade, useful understairs storage cupboard, cloaks cupboard with hanging rail and shelving. Doors to lounge and kitchen.

GROUND FLOOR WC
4'9" x 2'5" (1.45 x 0.75)
Two piece suite comprising push flush WC and wash hand basin with mixer tap. Tiling to dado height, radiator and double glazed window to the side.

LOUNGE
25'1" x 10'8" (7.65 x 3.26)
Georgian-style double glazed bay window to the front, bay radiator, a further radiator, media points, feature Adam-style fire surround with decorative insert and matching hearth with pebble effect electric fire. Sliding double glazed patio doors opening out to the conservatory.

CONSERVATORY
16'0" x 12'4" (4.88 x 3.77)
UPVC double glazed construction with pitched and sloping ceiling, tiled floor with electrically operated underfloor heating, traditional radiator, double glazed windows to the side and rear, uPVC panel and double glazed French doors opening out to the rear decking and HEATAS approved and installed multi fuel burning stove sat on an independent hearth and flue line rising through the ceiling.

"L" SHAPED KITCHEN
18'2" x 13'2" (5.54 x 4.03)
The kitchen area comprises a matching range of fitted handleless soft closing base and wall storage cupboards with granite effect roll top work surfaces. Inset one and a half bowl sink unit with draining board and mixer tap with tiled splashbacks, space for cooker with extractor hood over, integrated dishwasher, separate utility area where there is a further matching range of fitted wall mounted handleless soft closing storage cupboards and matching granite effect roll top work surfaces with plumbing and space underneath for washing machine and tumble dryer, further space for full height fridge/freezer, space for dining table and chairs, two double glazed windows to the side (both with fitted blinds), additional double glazed window to the rear (looking through to the conservatory and beyond to the garden), uPVC panel and double glazed exit door to outside, radiator, tile effect flooring, boiler cupboard housing the Baxi gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING
Double glazed window to the rear (with fitted roller blind), radiator, spotlights. Doors to all bedrooms and bathroom. Loft access point with pulldown loft ladder to a boarded, lit and insulated loft space.

BEDROOM ONE
12'10" x 12'0" (3.92 x 3.67)
Georgian-style double glazed window to the front (with fitted roller blind), radiator, laminate flooring.

BEDROOM TWO
11'9" x 10'6" (3.59 x 3.22)
Double glazed Georgian-style window to the front (with fitted blind), radiator, laminate flooring.

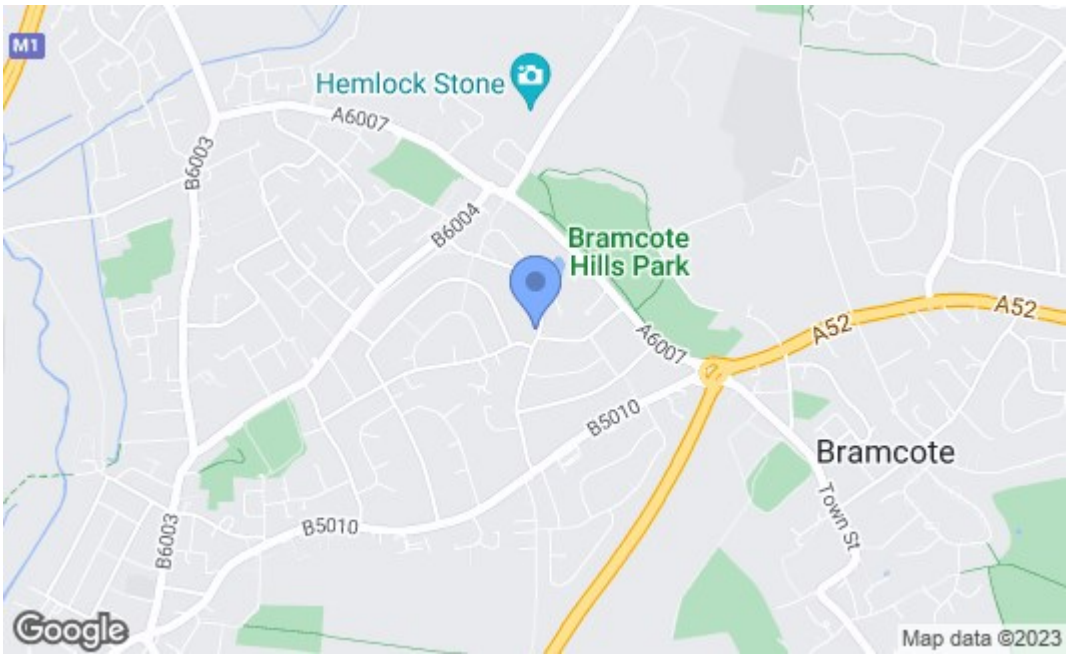
BEDROOM THREE
9'8" x 9'4" (2.95 x 2.85)
Double glazed window to the rear (with fitted roller blind) overlooking the rear garden, radiator.

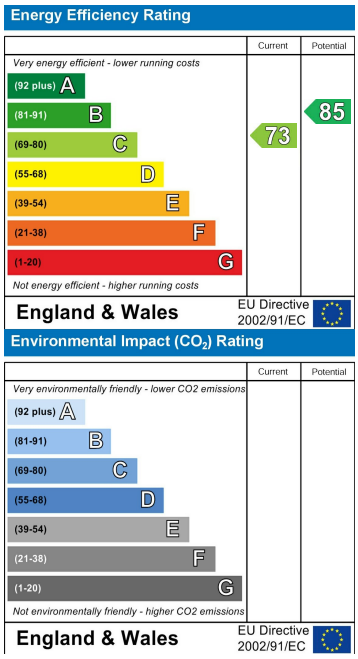
BATHROOM
9'8" x 7'10" (2.96 x 2.40)
A spacious room with three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap and Mira Sport electric shower over. Wash hand basin with central mixer tap and storage cupboards beneath, push flush WC. Two double glazed windows to the rear, partial wall tiling, chrome heated ladder towel radiator, useful storage cupboard with shelving and overhead storage space.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a spacious side driveway providing off-street parking for several vehicles. There is a dwarf brick boundary wall with decorative coping stones, front garden lawn with decorative gravel edges housing a variety of bushes and shrubbery. Pedestrian access leading through to the rear and paved pathway to front entrance door.

TO THE REAR
The rear garden is a of a great size ideal for families being split into various sections with a generous lawned area with decorative hedged and planted flowerbeds and borders housing a variety of small mature bushes, shrubs and plants. Paved pathway which provides access to the foot of the plot where a good size timber summerhouse (5m x 3m), veranda and decking can be found which also has the benefit of power and lighting. To the foot of the plot there is a useful storage shed and further lawned area, covered pagoda, greenhouse, decorative slate and gravel beds also housing a variety of plants and shrubbery. There is a brick and uPVC cladded garden store (6.60 x 2.33) which also has power and lighting, and a good size timber workshop (4.71 x 2.45) also with power and lighting. The garden also has the benefit of external lighting points, water tap and power outlets.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. Head in the direction of Bramcote, before taking an eventual left hand turn (just after the "Welcome to Bramcote" street sign) onto Ewe Lamb Lane. Pass the allotments and the turning for Central Avenue and the property can be found on the left hand side, identified by our For Sale board. Ref: 817NH





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044