



**19 Browns Lane, East Bridgford,  
Nottinghamshire, NG13 8PL**

**Guide Price £775,000**

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A stunning detached family orientated home located in one of East Bridgford's most highly regarded locations, tucked away on a quiet no through lane set well back from the road on an attractive established plot with generous frontage and to the rear a private established landscaped garden.

This well thought out home has been significantly reconfigured and tastefully modernised over the years, which has more recently included updated replacement gas central heating boiler with pressurised hot water cistern and replacement roof.

The accommodation would be perfect for families, offering up to four reception areas which includes a stunning open plan living/dining kitchen beautifully appointed and flooded with light from windows to two elevations with large bi-fold doors leading out into the rear garden. The addition of a superb orangery at the rear provides further flexible reception space This all leads off an initial entrance hall with glazed gable end and further floor to ceiling window at the side, which creates a wonderful first impression . There is also a useful ground floor cloakroom and utility.

To the first floor there are five double bedrooms, one of which could even be split into an additional bedroom. The master suite is of generous proportions with an attractive ensuite bathroom and there is a separate family bathroom.

This excellent home combines both modern and traditional elements and overall creates a contemporary atmosphere which is likely to appeal to a wide audience and viewing comes highly recommended to appreciate both the location and accommodation on offer.

East Bridgford is a much sought after village with facilities including a well-regarded primary school, local shops, doctors surgery, public house and village hall with further amenities available in the nearby market town of Bingham. The village is ideally placed for commuting via the A52 and A46.

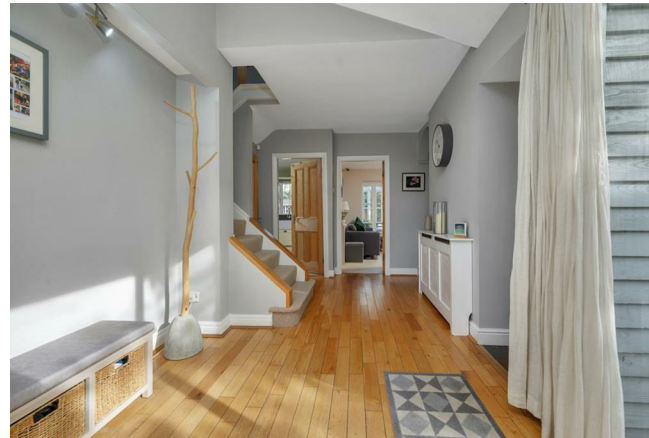
AN ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHTS LEADS THROUGH INTO:

### ENTRANCE HALL

16'10 x 8'2 (5.13m x 2.49m)



An attractive initial entrance vestibule flooded with light having double glazed gable end and additional near full height windows to the side, part pitched ceiling, strip wood flooring, two central heating radiators, staircase rising to the first floor with cupboard beneath.



### INNER LOBBY

7'6 x 2'5 (2.29m x 0.74m)

Having double glazed window to the front and doors to:

### CLOAKROOM

5'2 x 3'7 (1.57m x 1.09m)



Having close coupled wc, wall mounted wash basin, tiled splashback, tiled floor, chrome contemporary towel radiator and inset downlighters to the ceiling.

### SITTING ROOM

22'3 x 12'0 (6.78m x 3.66m)



A well proportioned reception which links through into both the family room and orangery at the rear creating an excellent everyday space. The focal point of the room is an attractive period style cast iron fireplace with timber surround and mantle and slate hearth, deep skirting, coved

ceiling, two central heating radiators behind feature covers, recently installed double glazed full height window onto the front garden and multi-pane doors leading through into:

### ORANGERY

20'5 x 11'2 (6.22m x 3.40m)



A fantastic addition to the property providing a versatile light and airy reception flooded with light from double glazed clear glass pitched roof and French doors leading out onto the rear terrace and garden. The floor is finished in attractive stone flags with two central heating radiators, wall light points and a pair of double doors returning to:

### FAMILY / DINING ROOM

11'10 x 10'8 (3.61m x 3.25m)



A further versatile reception having central heating radiator behind feature cover and pleasant aspect through the orangerie into the rear garden.

### LIVING DINING KITCHEN

21'4 max x 15'10 max (6.50m max x 4.83m max)



A stunning open plan everyday living/entertaining space which has been reconfigured and extended.



The kitchen is appointed with a generous range of shaker style wall, base and drawer units, Silestone work surfaces, under mounted Belfast sink, granite splashbacks, space for free standing gas or electric range with tiled splashback and glass and stainless steel chimney hood over, central island unit providing additional storage with stone preparation surface over, inset downlighters to the ceiling, central heating radiator and tiled floor.



The living area has central heating radiator, window to the side, full width bi-fold doors leading out into the rear terrace and garden and further door to:

### STORAGE ROOM

6'8 x 4'2 (2.03m x 1.27m)

Having cloaks hanging space, courtesy access into the rear of the garage and further doorway leading to:

### UTILITY ROOM

10'2 x 7'1 (3.10m x 2.16m)

Fitted with base units and butchers block effect laminate work surface, inset round bowl sink with tiled splashbacks, plumbing for washing machine, space for further free standing appliance, tiled floor, central heating radiator, newly installed (September 2022) Ideal Classic gas central heating boiler, window and exterior door to the side.

FROM THE ENTRANCE HALL A STAIRCASE WITH HALF LANDING RISES TO THE:

### FIRST FLOOR LANDING



Having attractive hemlock and glass balustrade, access to loft space, windows to the front elevation and doors to:

### MASTER SUITE

16'11 x 18'10 (5.16m x 5.74m)

A well proportioned master bedroom with approximately 320 sq ft of floor area, comprising an initial dressing area with built in wardrobes and access to:

### BEDROOM



Having part pitched ceiling with inset skylight, window to the side and pretty bay window to the front with integral window seat affording pleasant aspect into the front garden and Browns Lane, fitted wardrobes, central heating radiator and access to:

### ENSUITE BATHROOM

9'8 x 6'1 (2.95m x 1.85m)



Having tile panelled double ended spa bath with centrally mounted chrome mixer tap, quadrant shower enclosure with curved sliding screen, wall mounted contemporary shower mixer with body jets and integral handset, close

coupled wc, wall mounted vanity unit with round bowl wash basin, tiled floor, inset downlighters to the ceiling, contemporary towel radiator and two windows to the side.

### BEDROOM 2

17'2 x 9'10 (5.23m x 3.00m)



A well proportioned double bedroom offering a pleasant aspect into the rear garden and having large open plan area which could potentially be separated into two bedrooms if required. Having an initial living/dressing area with wardrobes, central heating radiator, window overlooking the rear garden, and a large open doorway leading through into the sleeping area with central heating radiator and window overlooking the rear garden.

### BEDROOM 3

15'7 x 10'7 (4.75m x 3.23m)



A further double bedroom having fitted wardrobes with sliding mirrored door fronts, central heating radiator and window overlooking the rear garden.

### BEDROOM 4

11'8 x 9'2 (3.56m x 2.79m)



A further double bedroom flooded with light benefitting from windows to the side and rear elevations having central heating radiator.

### BEDROOM 5

11'11 x 9'3 (3.63m x 2.82m)



Having central heating radiator, built in airing cupboard which also houses the pressurised hot water cistern.

### BATHROOM

9'9 x 6'0 (2.97m x 1.83m)



Appointed with a modern but traditional style suite comprising ball and claw free standing double ended roll top bath with mixer tap and integrated shower handset, quadrant shower enclosure with sliding screen, wall mounted shower mixer with independent handset and rose over, mid flush wc, pedestal wash hand basin, tiled floor, tiled splashbacks, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

### EXTERIOR



The property occupies a delightful position tucked away in this highly regarded area of the village, set well back from the lane behind a mature frontage with established trees and shrubs, ornamental pond and sweeping blockset pathway leading to the front door. A gravelled driveway provides off road car standing for several vehicles and leads to the integral:

### DOUBLE GARAGE

17'7 x 17'1 (5.36m x 5.21m)

Having twin ledge and brace timber doors, power and light, two windows to the side elevation and courtesy door to the rear.

## REAR GARDEN



The rear garden is an attractive feature of the property and offers a high degree of privacy, landscaped to create a wonderful outdoor space perfect for families. Having an initial paved terrace leading onto a central lawned garden and further circular terrace at the foot, timber summer house and well stocked borders with a variety of mature trees and shrubs.



### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Tax Band F.

### **TENURE**

The property is Freehold.



Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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		75
(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



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