



**The Willows 15 Browns Lane, East
Bridgford, Nottinghamshire, NG13 8PL**

£612,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this truly individual detached, versatile home which offers considerable potential, subject to necessary consents, and occupying a stunning plot which lies in the region of 0.4 of an acre.

We understand the property was originally constructed in the 1960s but offers features expected in a 1930s style home. The property has a versatile layout over two floors comprising initial entrance hall and spacious L shaped living/dining room with high beamed ceiling and a solid fuel stove as well as a dual aspect while the dining area links through into the useful addition of a conservatory. In addition there is a breakfast kitchen with a pleasant outlook into the rear garden and a walk through cloak room and ground floor WC. To the first floor there are three bedrooms, the main bedroom offering ensuite facilities, and separate family bathroom.

The property benefits from gas central heating, the majority UPVC double glazing and offers considerable scope to reconfigure and extend, subject to any necessary approval.

One of the main selling features is its wonderful location tucked away towards the end of this small lane, positioned on a private driveway shared with only three other dwellings. The property has a considerable frontage and a delightful, established rear garden.

Overall viewing is the only way to truly appreciate both the location and potential on offer.

EAST BRIDGFORD

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.

A CANOPIED PORTICO LEADS TO THE MAIN ENTRANCE DOOR AND, IN TURN, INTO:

MAIN ENTRANCE HALL

14' x 9'8" (4.27m x 2.95m)



A well proportioned initial entrance hall having attractive turning staircase rising to the first floor landing above with useful under stairs alcove beneath, central heating radiator, double glazed window to the front and further doors leading to:

SITTING ROOM

20' x 13'4" (6.10m x 4.06m)



A particularly well proportioned and interesting reception having high, heavily beamed ceiling and attractive exposed brick fireplace with quarry tile hearth and inset solid fuel stove. The room benefitting from a dual aspect with double glazed window to the front and French doors at the side. In addition the room having central heating radiator, oak effect flooring and steps leading up into:





DINING AREA

9'9" x 8'9" (2.97m x 2.67m)



A versatile reception space that has been utilised as formal dining having serving hatch through to the kitchen, central heating radiator, double glazed window overlooking the rear garden and further door leading through into:

CONSERVATORY

12'9" x 10'8" (3.89m x 3.25m)



A useful addition to the property providing a further versatile reception space having attractive double glazed, clear glass roof and double glazed side panels with opening top lights, tiled floor and double glazed French doors to both the front and rear aspects.

Returning to the main entrance hall a further doors lead through into:

BREAKFAST KITCHEN

14'11" x 9'7" (4.55m x 2.92m)



A pleasant space overlooking the rear garden, fitted with a generous range of wall, base and drawer units having U shaped configuration of laminate preparation surfaces providing an excellent working area, inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for free standing electric cooker, additional room for under counter appliances, inset downlighters to the ceiling, central heating radiator, double glazed window to the rear and stable door leading out into the rear garden.

CLOAK ROOM

10'4" x 2'11" (3.15m x 0.89m)

Having initial cloaks hanging space leading into a wash area having vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, single glazed window to the rear and further door leading to:

GROUND FLOOR WC

5'10" x 2'7" (1.78m x 0.79m)



Having WC with tiled splash backs and single glazed window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE PERIOD STYLE STAIRCASE RISES TO:

FIRST FLOOR LANDING

14'3" x 3'8" (4.34m x 1.12m)

Having access to loft space above, built in shelved airing cupboard, central heating radiator and further doors leading to:

BEDROOM 1

15'7" max x 17' max (4.75m max x 5.18m max)



A well proportioned double bedroom benefitting from ensuite facilities, the main room benefitting from a dual aspect with double glazed window to the front and side, central heating radiator and a further door leading through into:

ENSUITE SHOWER ROOM



Having a modern suite comprising shower enclosure with

bifold screen and wall mounted shower mixer, close coupled WC and pedestal washbasin, tiled splash backs and central heating radiator.

BEDROOM 2

14'3" max into wardrobes x 9' (4.34m max into wardrobes x 2.74m)

A further double bedroom having aspect to the side with built in wardrobes and overhead storage cupboards, central heating radiator and double glazed window to the side.

BEDROOM 3

11' max x 10'9" max (3.35m max x 3.28m max)

An L shaped room currently utilised as a first floor office having over stairs bulkhead and alcove above, central heating radiator, built in wardrobe and double glazed window to the front.

BATHROOM

9'4" x 7'2" (2.84m x 2.18m)



Having a suite comprising panelled bath with chrome mixer tap and integral shower handset, separate shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and pedestal washbasin, useful shelved cupboard, central heating radiator and double glazed window to the rear.

EXTERIOR



This individual home occupies a fantastic plot tucked away towards the end of this small lane close to the heart of the village and occupying what is a generous plot by modern standards extending to approximately 0.4 of an acre. The initial frontage is bisected by a private driveway that runs to three of the neighbouring homes and creates a fantastic level frontage, mainly laid to lawn, with inset trees and shrubs with the main garden to the front of the property providing off road car standing for numerous vehicles and, in turn, leading to both an integral garage and attached car port. The rear garden is a delightful feature of the home, again generous by modern standards, offering a good degree of privacy and being well stocked with an abundance of trees and shrubs having a central lawn, productive vegetable garden and various seating areas.





COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

We understand there is an approved planning application for an adjacent property (17 Browns Lane). Details can be found at Rushcliffe Borough Council planning portal Ref: 21/00628/FUL

The property is on a private driveway with four dwellings, with a shared responsibility.

ADDITIONAL INFORMATION

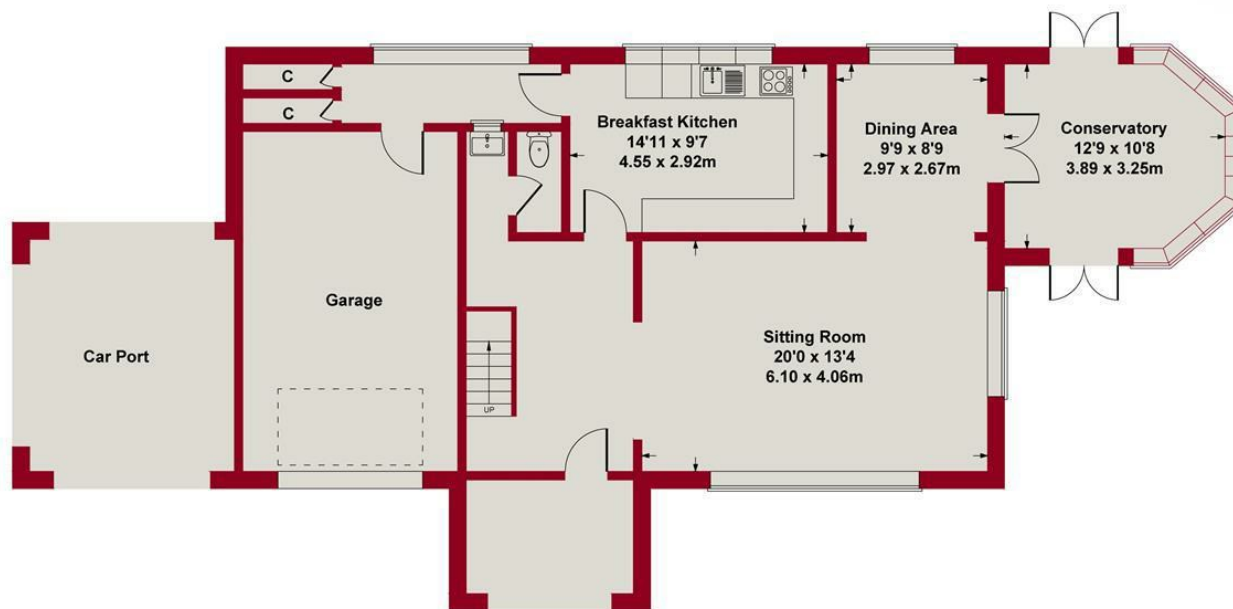
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

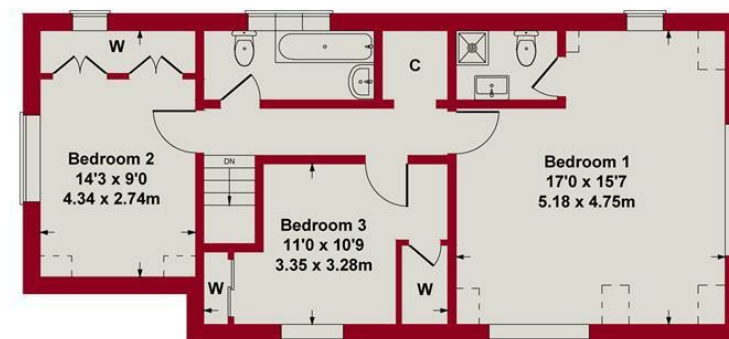
Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



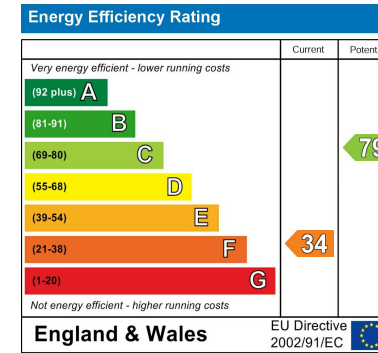
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers