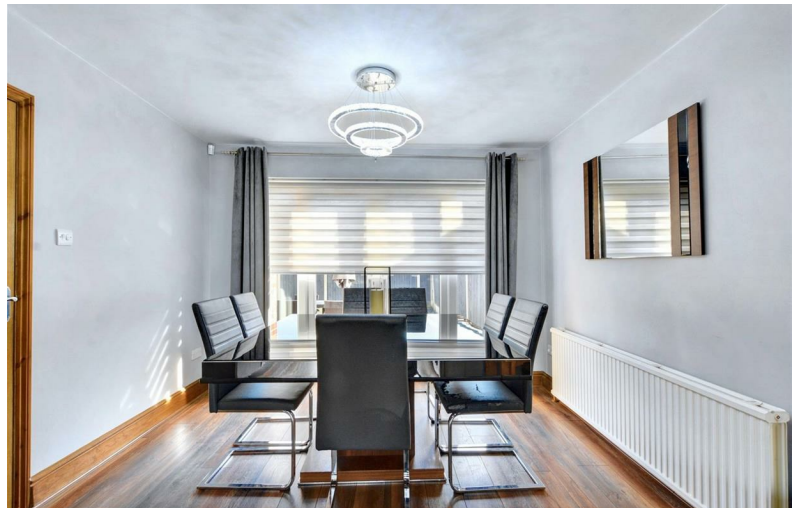




Bramcote Lane,  
Wollaton, Nottingham  
NG8 2QL

**£380,000 Freehold**



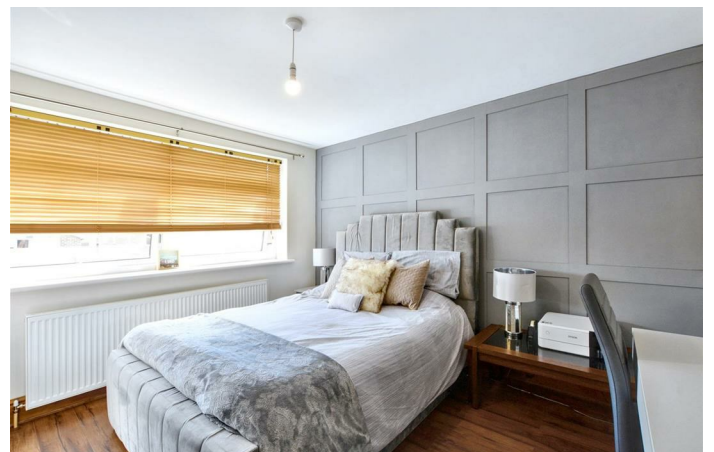


Located in the desirable residential location of Wollaton, Nottingham, this delightful detached house on Bramcote Lane offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The single bathroom is conveniently located, catering to the needs of the household. The property boasts a lovely garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air.

Wollaton is known for its picturesque surroundings and community spirit, making it a desirable location for those looking to settle down. With local amenities, schools, and Wollaton Hall and Deer Park nearby, this home is well-positioned for both convenience and leisure.

This property presents a wonderful opportunity for anyone looking to make a house their home in a sought-after area. Don't miss the chance to view this charming residence and envision the possibilities it holds for you and your family.



### Entrance Hall

UPVC double glazed entrance door with flanking window, laminate flooring, stairs to the first floor, useful under stair storage cupboard, radiator, and doors to the WC, kitchen and lounge diner.

### Lounge Diner

25'2" x 11'11" (7.69m x 3.64m)

UPVC double glazed window to the front, laminate flooring, two radiator, UPVC double glazed French doors with flanking window to the rear, and door leading through to the kitchen.

### Kitchen

13'11" x 7'11" (4.26m x 2.42m)

Fitted with a range of modern, wall, base and drawer units in grey, white quartz work surfaces and splashback, large sink and drainer and feature Quooker tap, integrated double electric oven, integrated Neff induction hob, with extractor fan over, integrated dishwasher, tiled flooring, contemporary radiator, spotlights to ceiling, pantry cupboard, UPVC double glazed window to the rear, and UPVC double glazed door to the utility room.

### Utility

7'8" x 6'5" (2.35m x 1.96m)

With plumbing for washing machine and tumble dryer, space for an American-style fridge freezer, tiled flooring, radiator, UPVC double glazed window to the rear and side, UPVC double glazed door to the rear, and a door to the garage.

### Garage

18'2" x 7'7" (5.55m x 2.33m)

With double doors to the front, wall mounted Worcester combination boiler, light and power.

### WC

Fitted with a low level WC, wash-hand basin inset to vanity unit, tiled flooring and walls, radiator, spotlights to ceiling and extractor fan.

### First Floor Landing

UPVC double glazed window to the side, doors to the bathroom and three bedrooms.

### Bedroom One

13'6" x 12'0" (4.13m x 3.67m)

UPVC double glazed window to the front, laminate flooring, and radiator.

### Bedroom Two

11'5" x 10'10" (3.5m x 3.32m)

UPVC double glazed window to the rear, laminate flooring, feature panel wall, and radiator.

### Bedroom Three

9'7" x 7" (2.92m x 2.13m)

UPVC double glazed window to the front, laminate flooring, built-in wardrobe, radiator, and loft hatch.

### Bathroom

Incorporating a four-piece suite comprising: panelled bath, shower, wash-hand basin inset to vanity unit, low level WC, tiled flooring and hall tiled walls, spotlights to ceiling, wall mounted heated towel rail, extractor fan, and UPVC double glazed window to the rear and side.

### Outside

To the front of the property you will find a tarmac driveway offering ample car standing, and gated side access leading to the well-maintained landscaped enclosed rear garden, which includes a patio overlooking the lawn beyond, with slate chippings borders, and outside water tap.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

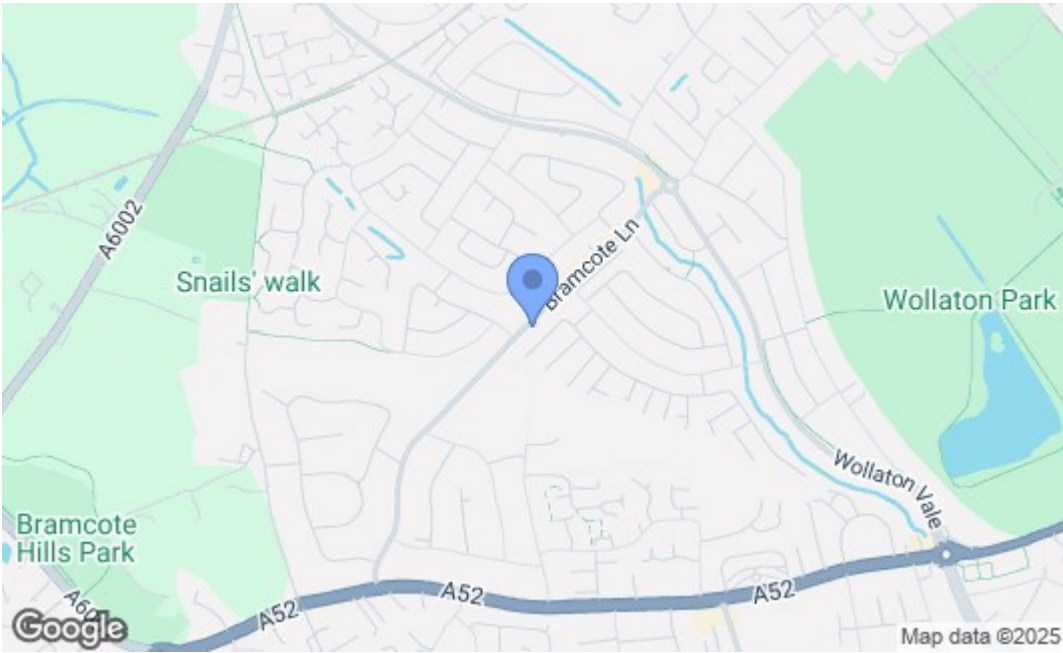
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (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                         |         |           |

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