

Robert Ellis

look no further...



**Broxtowe Lane, Nottingham
NG8 5NN**

Beautifully Presented Three-Bedroom Terraced
Home | Immaculate Interiors | Secure Gardens |
Excellent Transport Links

£190,000 - £200,000 Freehold

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Guide Price £190,000 - £200,000.

Welcome to this immaculately maintained three-bedroom terraced home, ideally positioned on the well-connected and popular Broxtowe Lane, NG8. Offering stylish interiors, secure front and rear gardens, and convenient access to local amenities and transport links, this home is perfect for families, first-time buyers, or anyone looking to move into a property that needs absolutely no work.

From the outside, the home makes a strong first impression with a newly installed front door and double-glazed windows, enhancing both energy efficiency and kerb appeal. Resident parking is available to the front, and both the front and rear gardens are gated and secure, offering peace of mind and privacy.

Step inside and you're welcomed by a bright entrance hall, where you'll find the electrical units and access to all ground floor rooms. To the right, the spacious lounge is flooded with natural light thanks to dual-aspect windows to the front and rear. A log-burning stove provides a cosy focal point for the colder months, while solid wood flooring adds warmth and elegance to the space.

The family bathroom is conveniently located on the ground floor and fitted with a clean, contemporary three-piece suite. At the rear of the home, the kitchen and dining space is thoughtfully laid out, offering ample room for cooking and entertaining. The kitchen features a range of fitted white goods, a walk-in pantry, and direct access to the rear garden.

Outside, the rear garden is a true sanctuary. Immaculately maintained, it features a neat patio area, a lush lawn, and a raised decking space at the rear – perfect for enjoying summer evenings or hosting guests. Meticulously looked-after flower beds bring colour and life to the space, while the garden's layout ensures it enjoys the sun for most of the day, making it a true sun trap. A handy outhouse provides extra storage or workspace, and rear gate access adds further convenience.

Upstairs, the home continues to impress. The master bedroom spans the full width of the house, with windows to both the front and rear, newly fitted carpets, and a built-in storage cupboard. A second double bedroom overlooks the front garden, while the third bedroom, currently set up as a home office, enjoys peaceful views over the garden — ideal for remote working or study. The loft is accessible from the landing, offering additional storage potential.

This property is situated in a well-established residential area, close to a wide range of local shops, primary and secondary schools, and the vibrant Broxtowe and Bulwell High Streets. It also benefits from excellent public transport links, with regular buses running to Nottingham city centre and beyond. For commuters, the M1 motorway is less than a 10-minute drive, making it incredibly easy to get around the region.

Beautifully cared for and ready to move into, this is a home that ticks every box — combining charm, comfort, and convenience in one stylish package.

Early viewing is highly recommended.



Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising tiled flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

Shower Room

6'2" x 6'6" approx (1.9 x 2.0 approx)

UPVC double glazed window to the front elevation, handwash basin with mixer tap, shower cubicle with electric shower over, wall mounted radiator, WC, tiled splashbacks.

Lounge

15'5" x 11'5" approx (4.7 x 3.5 approx)

UPVC double glazed windows to the front and rear elevations, wooden flooring, log burner.

Kitchen

10'5" x 9'6" approx (3.2 x 2.9 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold taps, tiled splashbacks, integrated oven with four ring gas hob over, space and plumbing for a washing machine, wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the garden, door to pantry.

Pantry

6'2" x 2'11" approx (1.9 x 0.9 approx)

UPVC double glazed window to the rear elevation, shelving providing ample additional storage space, space and point for a freestanding fridge freezer.

First Floor Landing

Carpeted flooring, access to the loft, UPVC double glazed window to the rear elevation, doors leading off to:

Bedroom One

15'5" x 9'6" approx (4.7 x 2.9 approx)

UPVC double glazed windows to the front and rear elevations, carpeted flooring, fireplace, two wall mounted radiators, built-in storage.

Bedroom Two

7'6" x 11'5" approx (2.3 x 3.5 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Three

8'2" x 7'2" approx (2.5 x 2.2 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Outside

Front of Property

To the front of the property there is a large front garden with a gated entry leading to a patio area with hedging to the boundaries.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, decked area leading to the summer house, fencing and hedging to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard: 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

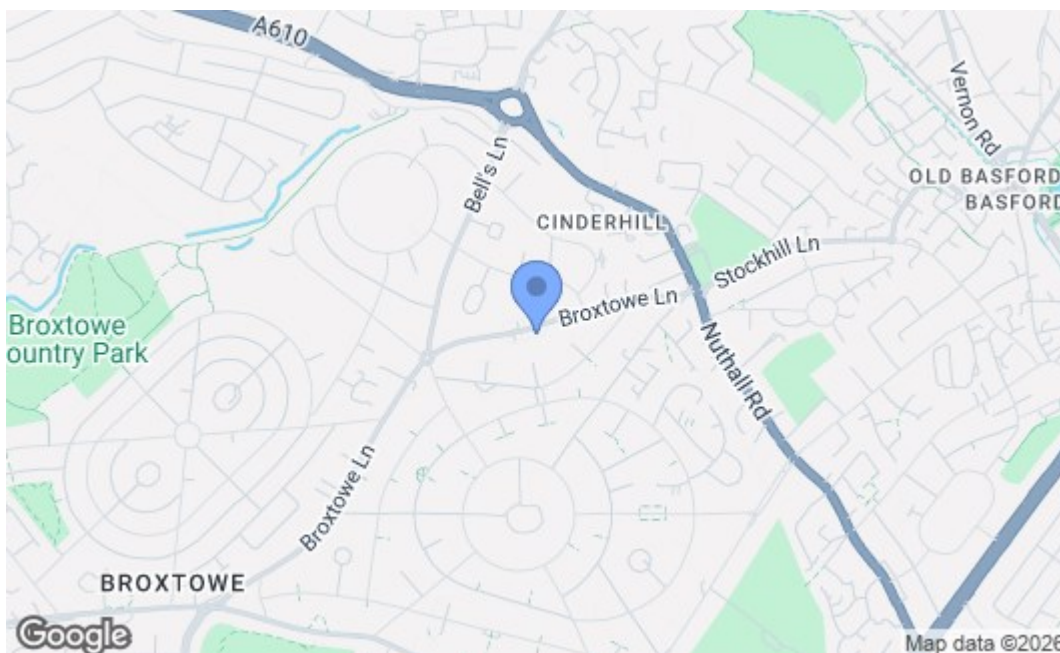
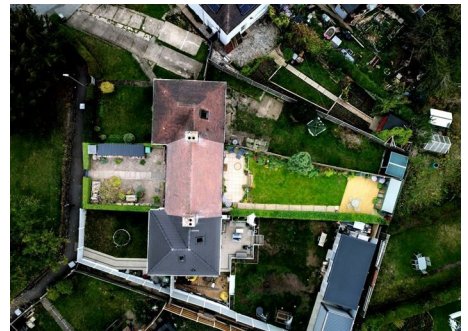
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	83
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.