

# Bramcote Lane

Bramcote  
Nottingham  
NG8 2NA

Guide Price £550,000



 4  2

 2  C

 0115 841 1155



- No upward chain!
- Family bathroom, en-suite and downstairs WC
- Off road parking and double garage
- Sought-after Bramcote location
- Council Tax Band - E

- Four-bedroom end-terraced family home
- Two reception rooms
- Benefitting from solar panels and an EPC rating of C
- Viewing essential!
- Tenure - Freehold



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## Bramcote Lane, Nottingham, NG8 2NA

### Key Features

A beautifully proportioned family home with no upward chain, ideally positioned in the sought-after Bramcote area of Nottingham.

This spacious and versatile property offers well-balanced accommodation across two floors, perfectly suited to modern family living. The ground floor welcomes you with a generous entrance hall leading through to a bright and expansive living room featuring a bay window, creating an inviting space for relaxation and entertaining. A separate dining room flows into the conservatory, providing a lovely outlook onto the garden.

The well-appointed kitchen/breakfast room is complemented by a useful utility room and ground floor WC, adding everyday practicality.

To the first floor, the property boasts four well-proportioned bedrooms, including a master bedroom with en-suite facilities, alongside a family bathroom and spacious landing that enhances the feeling of light and space throughout.

Externally, the home benefits from a detached double garage and ample storage potential, with the added advantage of solar panels, offering energy efficiency and potential savings on electricity bills, ideal for environmentally conscious homeowners. The rear garden is fully enclosed and enjoys a bright, sunny aspect, creating a secure and inviting outdoor space. Perfect for children and pets, it offers an ideal setting for play, relaxation, and outdoor entertaining throughout the day.

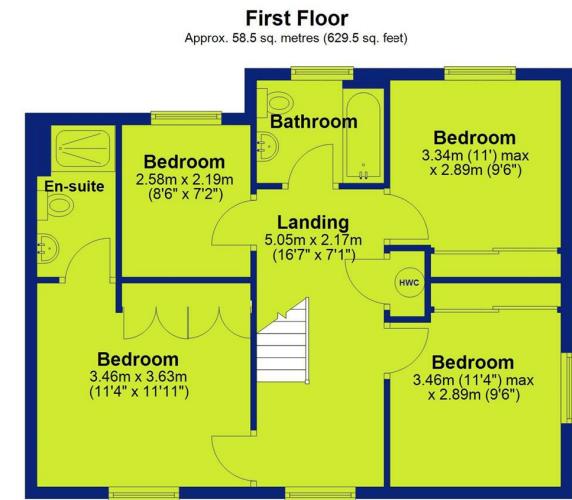
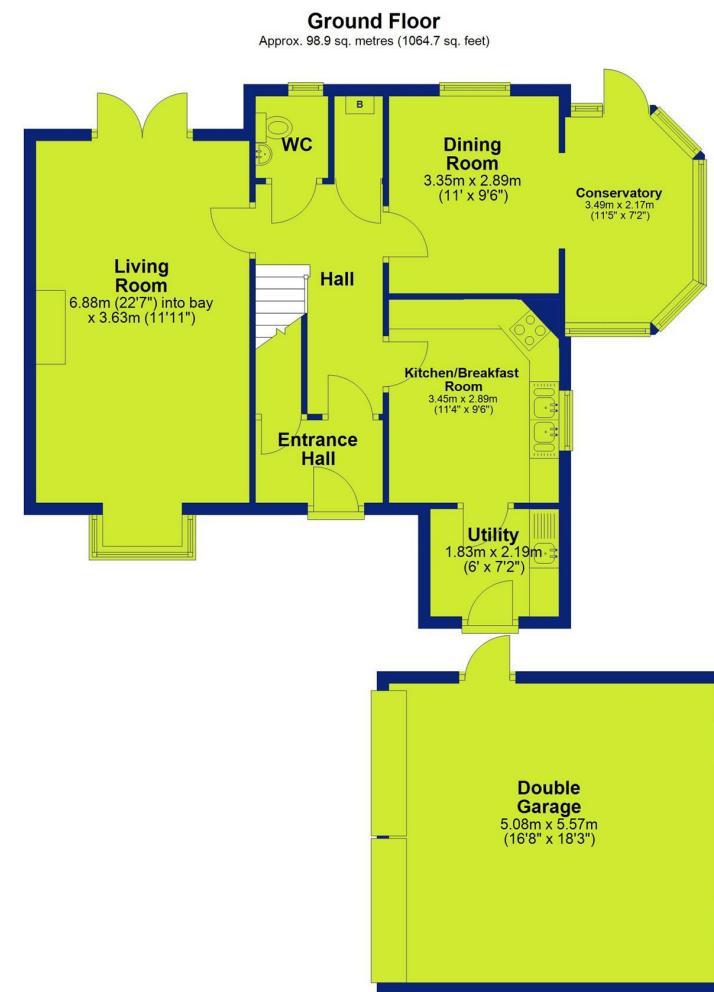
The property is conveniently close to a wide range of local amenities, excellent transport links, and well-regarded schools. The stunning Wollaton Deer Park is just a short distance away, offering beautiful open spaces, historic surroundings, and leisure opportunities right on your doorstep.

Offered to the market with no upward chain, this is a fantastic opportunity to secure a substantial home in a highly desirable area.



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Total area: approx. 157.4 sq. metres (1694.1 sq. feet)

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*Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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

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