



Latimer Drive,
Bramcote, Nottingham
NG9 3HT

£325,000 Freehold



This delightful extended semi-detached house in a sought after cul-de-sac location on Latimer Drive presents an excellent opportunity for families and first-time buyers alike. The property boasts two well-proportioned double bedrooms and a single bedroom, and provides ample living space for hosting and relaxation. The two inviting reception rooms offer versatility and are, perfect for entertaining guests or enjoying quiet family evenings.

The house features a well-appointed bathroom upstairs, and a water-closet downstairs ensuring convenience for all residents. With parking available for at least 3 vehicles, you will find it easy to come and go as you please. One of the standout features of this property is the absence of an upward chain, allowing for a smoother and more efficient purchasing process.

Surrounded by a friendly community and located within easy reach of local amenities, schools, and parks, this home is ideally situated for those seeking a balance of tranquillity and accessibility. Whether you are looking to settle down or invest, this property on Latimer Drive is a wonderful choice that combines comfort and practicality. Do not miss the chance to make this lovely house your new home. A great property well worthy of viewing.



Entrance Porch

An extended porch with an external UPVC double glazed entrance door with flanking windows, laminate flooring, UPVC double glazed window to the side and a second UPVC double glazed door with flanking window to the entrance hall.

Entrance Hall

With laminate flooring, radiator, stairs to the first floor and door to the lounge.

Lounge

13'2" x 12'4" (4.03m x 3.78m)

Laminate flooring, UPVC double glazed window to the front, radiator, spotlights, useful understairs storage cupboard and French doors to the kitchen diner.

Kitchen Diner

15'7" x 10'10" (4.76m x 3.31m)

Fitted in 2023 this Wren kitchen includes a range of modern wall, base and drawer units, work surfaces, aluminium sink with drainer and mixer tap, under-unit LED lighting, integrated electric oven with gas hob and extractor fan over, tiled splashbacks, laminate flooring, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine, UPVC double glazed window to the side, contemporary radiator and French doors to the family room.

Family Room

14'5" x 12'0" (4.41m x 3.68m)

Room for versatile use (second reception room, playroom, dining room) currently used as a home-gym with spotlights, tiled flooring, UPVC double glazed window to the rear, radiator, fitted storage units, UPVC double glazed French doors to the side and door to the WC.

Downstairs WC

Fitted with a WC with integrated wash-hand basin, tiled flooring and part tiled walls and extractor fan.

First Floor Landing

With UPVC double glazed window to the side, loft-hatch with integrated ladder and doors to the bathroom and three bedrooms.

Bedroom One

15'10" x 8'9" (4.84m x 2.68m)

With laminate flooring, fitted corner wardrobes, UPVC double glazed window to the front and radiator.

Bedroom Two

9'2" x 9'0" (2.8m x 2.75m)

With laminate flooring, UPVC double glazed window to the rear, radiator and built-in storage cupboard.

Bedroom Three

9'11" x 6'6" (3.03m x 2m)

With laminate flooring, UPVC double glazed window to the front, built-in storage cupboard and radiator.

Bathroom

Incorporating a three-piece suite comprising L-shaped bath with Mira shower over, pedestal wash-hand basin, WC, tiled flooring and walls, wall-mounted heated towel rail, spotlights, UPVC double glazed window to the rear and extractor fan.

Outside

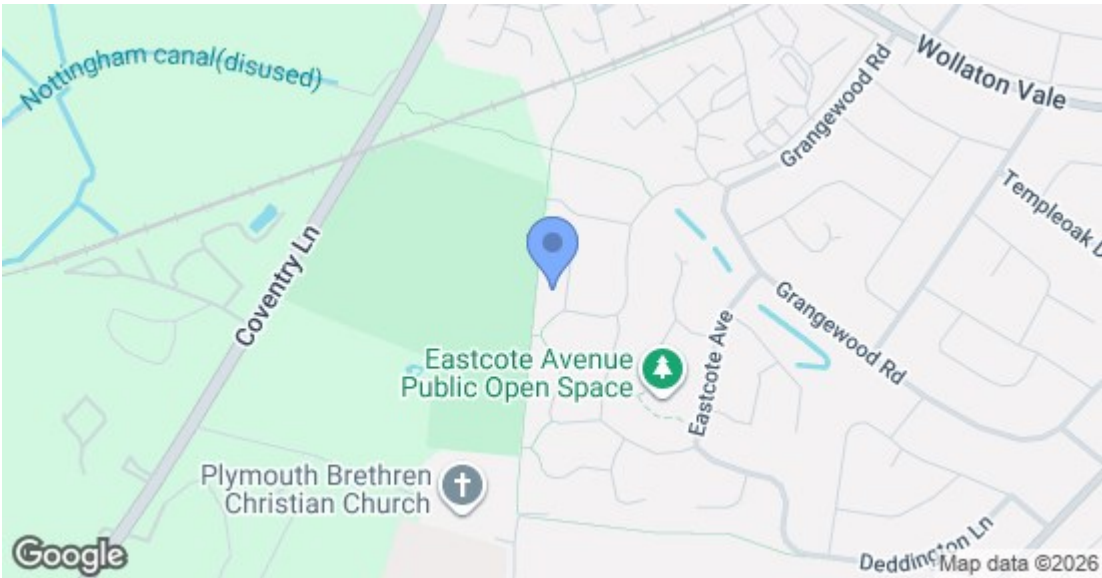
To the front and side of the property you will find a block paved driveway with ample car standing and gated side access leading to the private and enclosed rear garden which includes a block paved patio extending to the garage and includes a useful outside tap with a raised lawn beyond and a detached garage and fence boundaries.

Garage

22'3" x 8'4" (6.8 x 2.55)

A single garage with up and over door to the front, power and lights and UPVC double glazed pedestrian door and window to the side.





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		
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.