



Three Bedroom Semi-Detached House located in Beeston.

Offers Over
£300,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

95 Bramcote Lane Beeston Nottingham NG9 4ET

Situated on the ever-popular Bramcote Lane in Beeston, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, with a good sized private rear garden.

The property enjoys a welcoming and well-balanced layout, featuring a bright and airy open-plan living space to the front, which flows seamlessly through to a dining area and a well equipped kitchen at the rear. Patio doors from the dining area open out onto the garden, creating an ideal setting for both everyday living and entertaining.

Upstairs, three generously proportioned bedrooms, provide comfortable accommodation, all served by a modern family bathroom, fitted with a shower over the bath, offering practicality for contemporary family life. The property also benefits from a boarded and insulated loft, accessed via the smaller bedroom, providing valuable additional storage space.

Externally, the property provides off-street parking to the front, ensuring ease of access, while to the rear there is a good sized private garden, with a patio area, perfect for barbequing, and generous lawned area, bordered by mature plants and shrubs, creating a peaceful and attractive space for relaxing, outdoor dining or family activities.

Conveniently located on Bramcote Lane, the property is within easy reach of local amenities, well-regarded schools, and excellent transport links, including access to Beeston town centre and nearby commuter routes.

This is a fantastic opportunity to acquire a well-located home with great potential in a sought-after area.

CONTACT

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FLOORPLAN



TOTAL AREA: APPROX. 89.4 SQ. METRES (962.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



3



1



2



B



C



962
sq ft