



1 Browns Lane, East Bridgford
£630,000

 **NEWTON FALLOWELL**

1 Browns Lane

East Bridgford, Nottingham

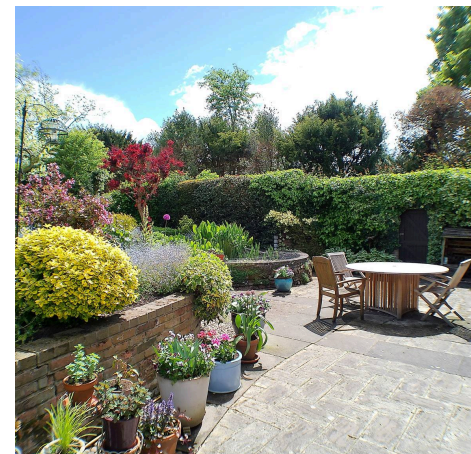
Offered to the market is this immaculately presented character home combining the idyllic blend of period features and contemporary fixtures and fittings all situated in a secluded position within the desirable village of East Bridgford. Accommodation comprises: Entrance Hall, Living Room with feature log burning stove, second Reception Room, Ground Floor W.C., Open Plan contemporary Kitchen Diner with Bi-fold doors and under floor heating, Utility Room, Four Bedrooms with the Master having and En-Suite and the Guest Bedroom having a nursery / Office Space, modern Family Bathroom, Garage, driveway providing off street parking and landscaped and flourishing Rear Garden.

EPC - C, Freehold, Council Tax Band - E.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Open Plan Kitchen Diner

22' 8" x 11' 9" (6.92m x 3.57m)

Fitted with contemporary Shaker style base and wall mounted units with Granite work surface over, feature island, inset ceramic sink and drainer with contemporary mixer tap, gas range cooker with extractor fan over, built-in microwavable oven, built-in dishwasher, built-in under counter fridge, wine rack, solid wooden door to the Utility Room, Porcelain tiled flooring with under floor heating uPVC double glazed window and Bi-fold doors leading to the rear Garden.

Utility Room

6' 11" x 5' 9" (2.10m x 1.76m)

Quartz worksurface with space and plumbing for washing machine and further appliance beneath, space for fridge freezer, continuation of the Porcelain flooring and double glazed door to the side elevation.

Landing

UPVC double glazed dormer windows, doors to the first floor accommodation and cupboard housing the gas central heating boiler serviced in February 2026.





Entrance

Double glazed front door with obscure glass side panels into Entrance Hall.

Entrance Hall

A lovely light and bright welcoming reception with returning staircase leading to the first floor with storage, tiled flooring and solid wooden doors to the Inner Hall, Ground Floor W.C., Open Plan Kitchen Diner and Second Reception Room.

Ground Floor W.C.

Fitted with a modern two piece suite comprising: W.C. and wash basin, continuation of the tiled flooring and uPVC double glazed window.

Inner Hall

UPVC double glazed window, built-in storage cupboards and shelving, exposed floor boards and solid wooden door to Living Room.

Living Room

11' 8" x 21' 2" (3.55m x 6.44m)

A light and bright primary reception room with uPVC double glazed box bay window to the front elevation and large uPVC double glazed patio doors to the Rear Garden, feature log burning stove set onto a tiled hearth with brick surround and wooden mantel over, inset storage to alcove, beam ceiling, television point and continuation of the exposed floor boards.

Second Reception Room

9' 0" x 17' 8" (2.75m x 5.39m)

UPVC double glazed box bay window to the front elevation and feature uPVC double glazed picture window, television point, picture rail and dado rail.





Master Suite

11' 9" x 16' 6" (3.58m x 5.04m)

A lovely double aspect suite with uPVC double glazed dormer windows to two elevations, built-in furniture and doors to walk-in wardrobe and En-Suite.

En-Suite

6' 6" x 6' 9" (1.98m x 2.05m)

Fitted with a modern three piece suite comprising: W.C., feature wash basin and corner shower, uPVC double glazed window, tiling to walls, towel rail and tiling flooring.

Guest Room

17' 7" x 11' 8" (5.36m x 3.55m)

A lovely Guest Suite with two uPVC double glazed dormer windows, built-in wardrobe and Nursery / Office Area.

Bedroom Three

9' 2" x 7' 8" (2.79m x 2.34m)

UPVC double glazed dormer window.

Bedroom Four

9' 2" x 7' 7" (2.79m x 2.30m)

UPVC double glazed dormer window.

Bathroom

5' 1" x 8' 5" (1.55m x 2.57m)

Fitted with a contemporary three piece suite comprising: W.C., wash basin and panel bath with shower over, uPVC double glazed window, heated towel rail, tiling to walls and tiled flooring.

Garage

9' 0" x 17' 8" (2.75m x 5.39m)

Garage door to the front light and power.

Outside to the Front

There is a driveway providing off street parking.





Rear Garden

A beautifully landscaped private Rear Garden having a patio area ideal for entertaining and alfresco dining with sweeping pathway leading to a shaped lawn with further seating area, feature pond, pedestrian access to the front and flourishing planted borders.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

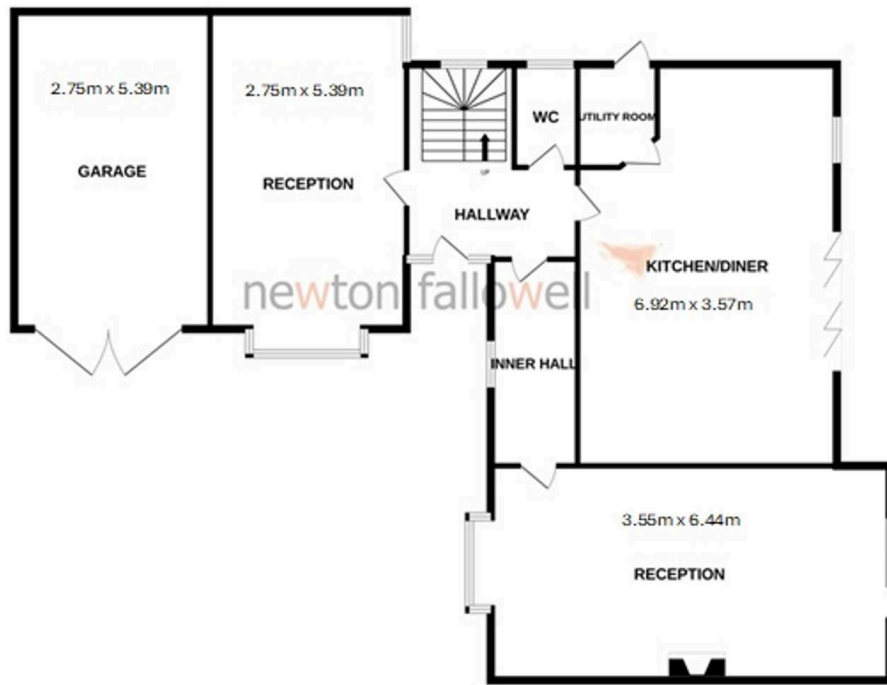
There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

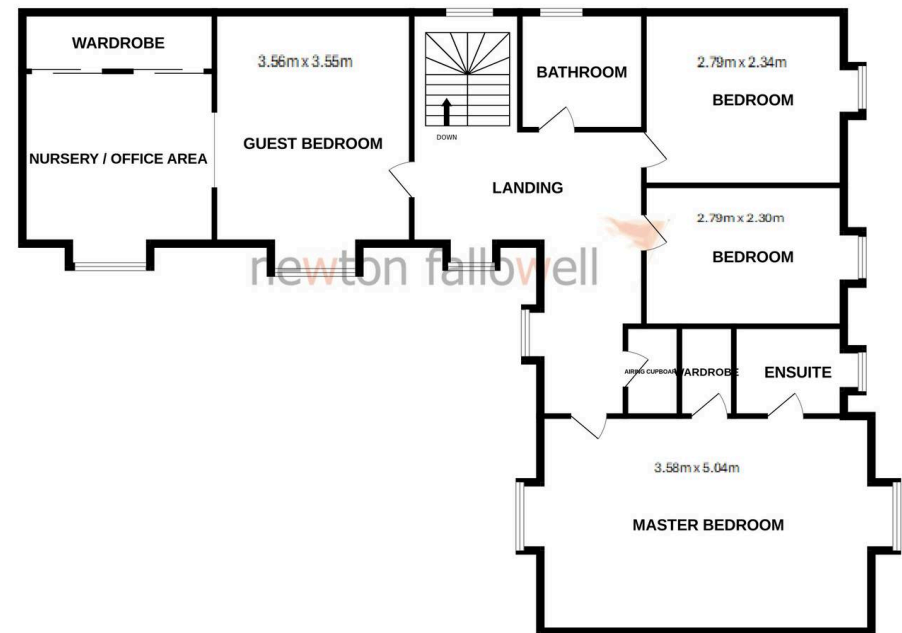




GROUND FLOOR



1ST FLOOR





Newton Fallowell Bingham

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