



**Ewe Lamb Lane  
Bramcote, Nottingham NG9 3JW**

THREE BEDROOM SEMI DETACHED HOME  
IN DESIRABLE LOCATION.

**£275,000 Freehold**



We are pleased to offer for sale this traditional three bedroom semi detached house.

Situated on a particularly generous garden plot in this highly desirable location. Set back from the road with a front garden and off street parking for at least two vehicles, there is gated driveway leading to a single garage. There are generous rear gardens which are enclosed and family friendly.

This well presented property benefits from gas central heating served from a combination boiler and double glazed windows throughout. The accommodation comprises entrance hall, cloakroom/w.c., living room with archway through to dining room. There is a fitted kitchen which opens to a dining area, great for entertaining. To the first floor the landing provides access to three well proportioned bedrooms, bathroom and separate w.c.

Situated within Bramcote, a highly regarded suburb to the west of Nottingham which is ideal for families and commuters alike as schools for all ages are within easy reach including open spaces such as Bramcote park and leisure centre, there are local shops and a regular bus service also within walking distance. For those looking to commute the A52 is a short drive away which links Nottingham and Derby, as well as Beeston, Queens Medical Centre, Nottingham University and J25 of the M1 for further afield.

This property is offered for sale with no upward chain and an internal viewing is recommended.



### Entrance Hall

Double glazed front entrance door, stairs to the first floor, radiator. Doors to living room, kitchen and cloaks/w.c.

### Cloaks/w.c.

Housing a low flush w.c.

### Living Room

11'7" x 10'8" approx (3.55m x 3.26m approx)

Radiator, double glazed window to the front and archway through to:

### Dining Room

10'7" x 7'10" approx (3.25m x 2.41m approx)

Radiator and double glazed patio doors to the rear.

### Kitchen

12'8" to 9'10" x 8'10" approx (3.88m to 3m x 2.70m approx)

Fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink and drainer. Built-in electric oven and hob. Plumbing and space for a washing machine and dishwasher. Double glazed window and door to the rear. Open to:

### Dining Area

8'3" x 6'1" approx (2.54m x 1.87m approx)

Radiator and double glazed window to the side.

### First Floor Landing

Double glazed window, doors to bedroom, bathroom and w.c.

### Bedroom 1

12'4" x 10'11" approx (3.77m x 3.34m approx)

Wardrobe recess, radiator, double glazed window to the front.

### Bedroom 2

11'5" x 9'1" plus wardrobe recess approx (3.49m x 2.79m plus wardrobe recess approx)

Radiator, double glazed window to the front.

### Bedroom 3

8'11" x 8'9" approx (2.73m x 2.68m approx)

Radiator, double glazed window to the rear.

### Bathroom

Two piece suite including a wash hand basin and bath with electric shower over. Built-in linen cupboard, heated towel rail and double glazed window.

### Separate w.c.

Housing a low flush w.c. Double glazed window.

### Outside

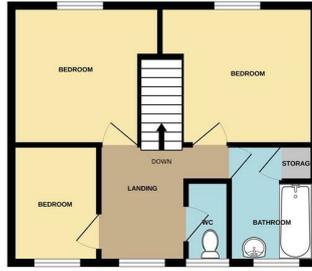
The property is set back from the road with a hedged and fenced in front garden which is laid to lawn. There is a tarmac driveway and car standing for at least two vehicles and the driveway which runs along the side of the property has double gates leading to the single garage which is of sectional construction. The rear gardens are a generous size and are hedged, fenced and enclosed with patio area, lawn and further paved area beyond the garage. There is an integral outbuilding which houses the Baxi combi boiler (for central heating and hot water).



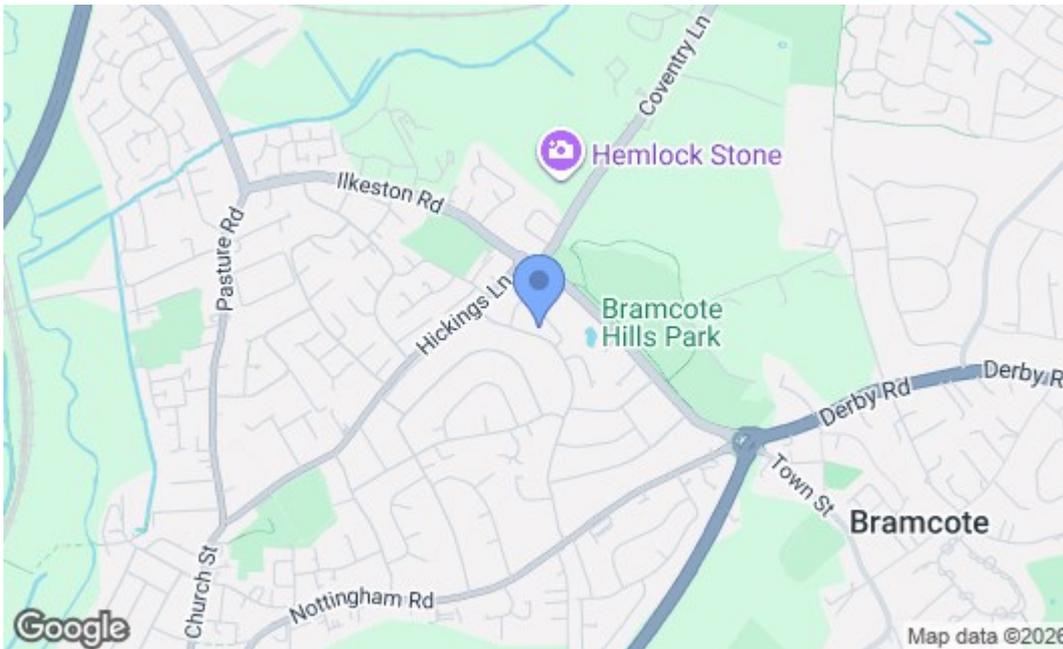


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02/20



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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