

# Robert Ellis

*look no further...*



Ewe Lamb Lane  
Bramcote, Nottingham NG9 3JW

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£215,000 Freehold**

0115 949 0044



/robertellisestateagent



@robertellisea





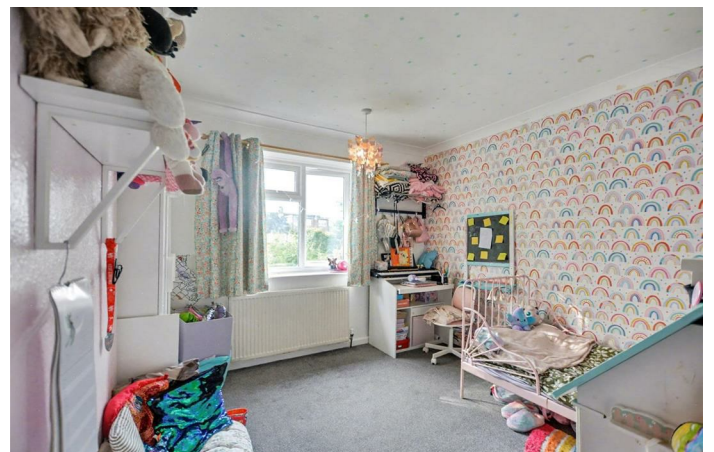
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND POPULAR RESIDENTIAL LOCATION IN BRAMCOTE.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, kitchen, rear lobby and WC. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous garden space to the rear.

The property is situated within close proximity of excellent nearby schooling for all ages. There is also easy access to the nearby open spaces of Bramcote Hills Park, Ilkeston Road Recreation Ground, as well as the Hemlock Stone and Bramcote Woods beyond. Excellent transport links are also nearby, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



### ENTRANCE HALL

10'11" x 6'10" (3.33 x 2.10)

uPVC panel and double glazed front entrance door, meter cupboard, staircase rising to the first floor, laminate flooring, radiator. Doors to living room and kitchen.

### LIVING ROOM

12'3" x 10'10" (3.74 x 3.32)

Double glazed window to the rear, radiator, laminate flooring, media points.

### DINING ROOM

9'6" x 8'0" (2.90 x 2.44)

Double glazed window to the rear, radiator, laminate flooring, TV point.

### KITCHEN

13'9" x 10'3" (4.20 x 3.13)

The kitchen comprises a range of matching fitted base and walls storage cupboards, with granite effect roll top work surfaces. Inset four ring gas hob with oven beneath, inset single sink and drainer with tiled splashbacks, plumbing for washing machine, laminate flooring, radiator, uPVC double glazed window to the front (with fitted blind), additional window to the side (not double glazed), useful understairs storage pantry with shelving, power, tiled floor and double glazed window to the front.

### SIDE LOBBY

2'7" x 2'6" (0.81 x 0.77)

Aluminium double glazed door leading to outside, laminate flooring. Door to cloaks/WC.

### CLOAKS/WC

5'4" x 2'7" (1.65 x 0.80)

White push flush WC, window to the side (not double glazed).

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Store cupboard with shelving, double glazed window to the front (with fitted blinds). Loft access point.

### BEDROOM ONE

13'10" x 11'4" (4.22 x 3.47)

Double glazed window to the rear looking over the rear garden, radiator, coving.

### BEDROOM TWO

11'5" x 10'10" (3.49 x 3.32)

Double glazed window to the rear, radiator, coving.

### BEDROOM THREE

8'11" x 7'10" (2.73 x 2.41)

Double glazed window to the front (with fitted blinds), radiator, coving, useful overstairs storage space with shelving.

### BATHROOM

7'10" x 5'7" (2.41 x 1.72)

White three piece suite comprising panel bath with shower over, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Double glazed window to the side, extractor fan, shaver point, towel radiator.

### OUTSIDE

To the front of the property there is a lawned garden with hedgerow to the boundary line, offering privacy from the roadside. There is a paved pathway leading to the front entrance door and pedestrian side gate leading to the rear garden.

### TO THE REAR

The rear garden is of a generous proportion being predominantly lawned, ideal for families, with rear timber storage shed and paved patio area, as well as a separate decked area (ideal for entertaining). Within the garden there is a brick store which houses the gas fired combination boiler for central heating and hot water to the property, as well as a lighting point in the store. There is also an outside water tap, lighting point and treehouse shed within the rear garden.

### DIRECTIONS

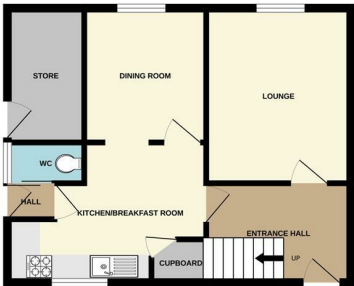
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Continue in the direction of Bramcote, before taking an eventual right hand turn prior to the mini roundabout onto Ewe Lamb Lane and the property can be found set back on the right hand side, identified by our For Sale board.



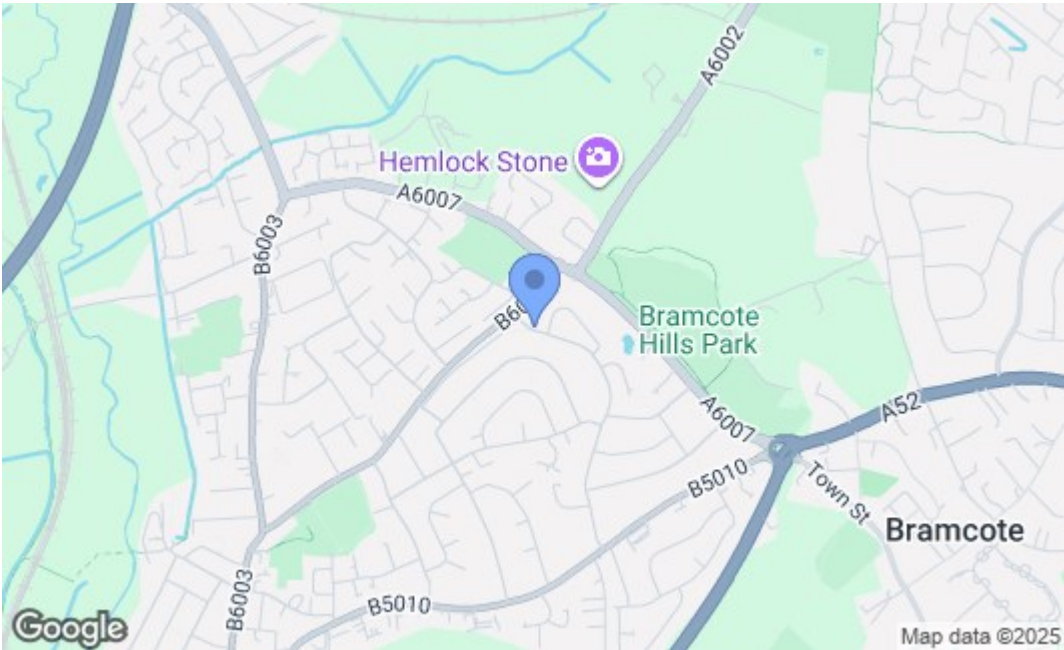




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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 <sub>2</sub> ) Rating		
	Current	Potential
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		
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.