



Latimer Drive,  
Bramcote, Nottingham  
NG9 3HT

**£308,000 Freehold**



A modern three-bedroom, semi-detached property tucked away in a quiet cul-de-sac.

Situated in Bramcote you are conveniently placed for access to a wide range of local amenities including shops, schools, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or families.

In brief the internal accommodation comprises; An entrance hall, open plan living and dining room, kitchen, conservatory and downstairs WC. Then rising to the first floor are three bedrooms and family bathroom.

Outside the property to the front is a lawned garden with paved driveway leading to the gated side access and garage. The rear is primarily lawned with a paved seating area.

Having been well maintained by the currently vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

PVC double glazed door through to a welcoming entrance hall with solid wood flooring, radiator and UPVC double glazed window to the side aspect.

### Living Room

13'6" x 10'5" (4.12m x 3.19m )

Reception room, with solid wood flooring, contemporary media wall, radiator, and UPVC double glazed window to the front aspect.

### Dining Room

13'6" x 9'0" (4.12m x 2.76m )

Reception room, with solid wood flooring, radiator and UPVC double glazed patio door to rear conservatory.

### Conservatory

Additional reception room, with ceramic tiled flooring, and UPVC double glazed window and doors overlooking the rear patio and garden.

### Kitchen

A contemporary kitchen comprising a range of wall and base cupboards with contrasting work surfacing and inset 1½ bowl sink unit. Integrated electric oven and gas hob with stainless steel splashback and stainless steel and glass extractor. Appliance space with plumbing for washing machine and dishwasher, ceramic tiled floors and upstanding splashback. UPVC double glazed windows to the side and rear and UPVC double glazed rear exit door.

### Downstairs WC

With wall mounted wash hand basin, low flush WC and UPVC double glazed window at the side.

### First Floor Landing

A carpeted landing space with built in storage cupboard. Loft access and UPVC double glazed window to the side

### Bedroom One

14'6" x 9'8" (4.43m x 2.97m )

Double bedroom, with carpet flooring, radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

11'0" x 10'5" (3.36m x 3.19m )

Double bedroom, with carpet flooring, radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

9'8" x 6'9" (2.96m x 2.08m )

Single bedroom, with carpet flooring, radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a white three-piece suite to include a pedestal wash hand basin, low flush wc and panelled bath with Creda electric shower over and splash panelled screen. Fully tiled walls and splashbacks, ceramic tiled flooring, heated towel rail. UPVC double glazed obscured glass window to the rear.

### Outside

Outside has an extended driveway to the front giving access to concrete sectional garage and rear garden. To the rear of the property is a good sized patio area and re landscaped and levelled lawned area with views over playing fields.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

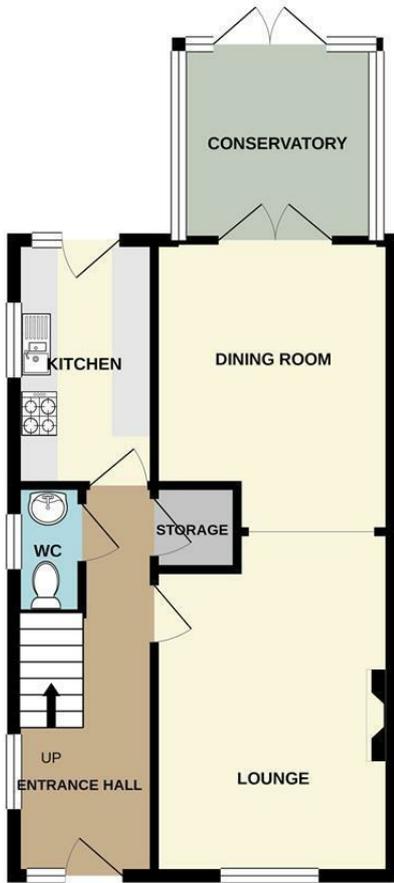
Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



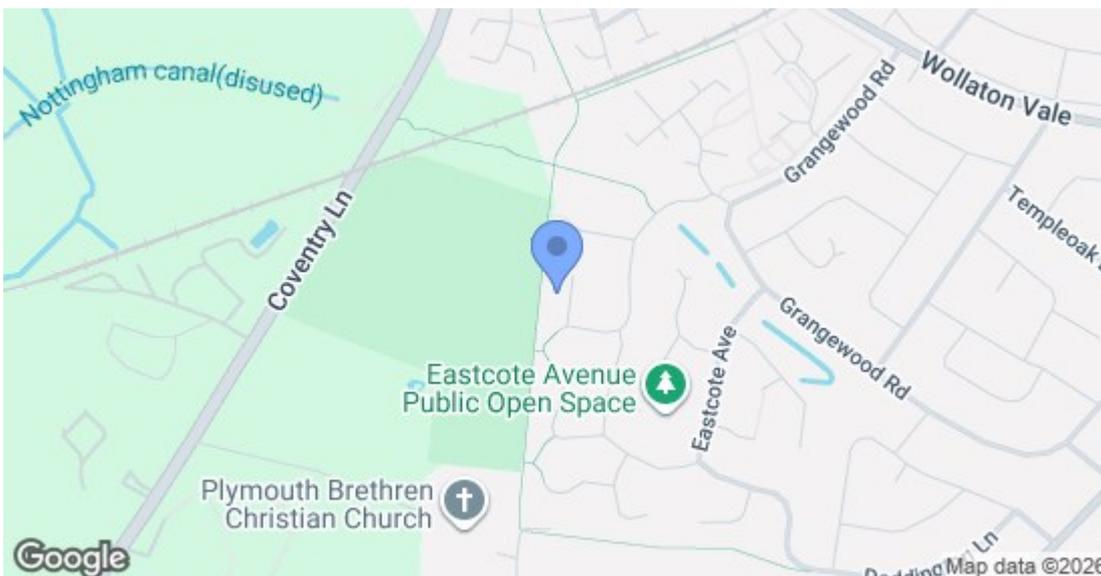
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(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	
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			
<b>England &amp; Wales</b>		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.