



Deddington Lane,  
Bramcote, Nottingham  
NG9 3EW

**£500,000 Freehold**



This delightful detached house on Deddington Lane presents an excellent opportunity for families and individuals alike. With four spacious bedrooms, this property offers ample room for comfortable living and personalisation. The well-proportioned reception room serves as a welcoming space for relaxation and entertaining guests, making it the heart of the home.

The house features a well-appointed bathroom and en-suite, ensuring convenience for all residents. Additionally, the property boasts parking, a valuable asset in this sought-after location. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.

Surrounded by the picturesque scenery of Bramcote, this residence is ideally situated for those who appreciate a blend of tranquillity and accessibility. Local amenities, schools, and parks are within easy reach, making it a perfect choice for families.

This property is not just a house; it is a place where memories can be made. With its generous space and prime location, it is an opportunity not to be missed. We invite you to explore the potential of this lovely home and envision your future here.



### Entrance Porch

UPVC double glazed doors with flanking windows to the front, UPVC double glazed windows to the side and secondary front door with flanking window to the entrance hall.

### Entrance Hall

With laminate flooring, stairs to the first floor, useful under stairs storage cupboard, and doors to the playroom, WC, kitchen and lounge diner.

### Lounge Diner

26'1" x 12'0" (7.96m x 3.66m )

With laminate flooring, gas fire with brick surround and tiled hearth, UPVC double glazed window to the front, UPVC double glazed door and window to the rear.

### Playroom

14'5" x 8'6" (4.41m x 2.6m )

With laminate flooring, and UPVC double glazed window to the front.

### Kitchen

14'4" x 9'3" (4.38m x 2.83m )

Fitted with a range of modern wall, base and drawer units work-surfaces, one and half bowl sink with drainer and mixer tap, integrated double electric oven, inset five burner gas with extractor fan over, integrated dishwasher, tiled flooring and splashback, UPVC double glazed window to the rear, space for a fridge freezer and door to the utility room.

### Utility

11'3" x 8'6" (3.45m x 2.61m )

Fitted with base units, work surfaces, sink with drainer and mixer tap, tiled flooring and splashback, plumbing for a washing machine and tumble dryer, boiler cupboard, UPVC double glazed window to the rear, UPVC double glazed door to the side and a door to the garage.

### Garage

18'0" x 9'0" (5.51m x 2.75m )

With an up and over garage door to the front, and a UPVC double glazed window to the side.

### WC

Fitted with a WC, pedestal wash-hand basin, tiled splashbacks, spotlights and window to the side.

### Landing

With UPVC double glazed window to the front, loft hatch, airing cupboard and doors to the bathroom and four-bedrooms.

### Bedroom One

13'11" x 11'5" (4.25m x 3.5m )

A carpeted double bedroom with UPVC double glazed window to the front and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, tiled walls, spotlights, extractor fan, and electric heater.

### Bedroom Two

14'5" reducing to 10'9" x 12'5" (4.4m reducing to 3.28m x 3.8m )

A carpeted double bedroom with UPVC double glazed window to the rear.

### Bedroom Three

10'9" x 9'10" (3.28m x 3.00m )

A carpeted double bedroom with fitted wardrobes and UPVC double glazed window to the rear.

### Bedroom Four

11'6" x 8'7" (3.52m x 2.62m )

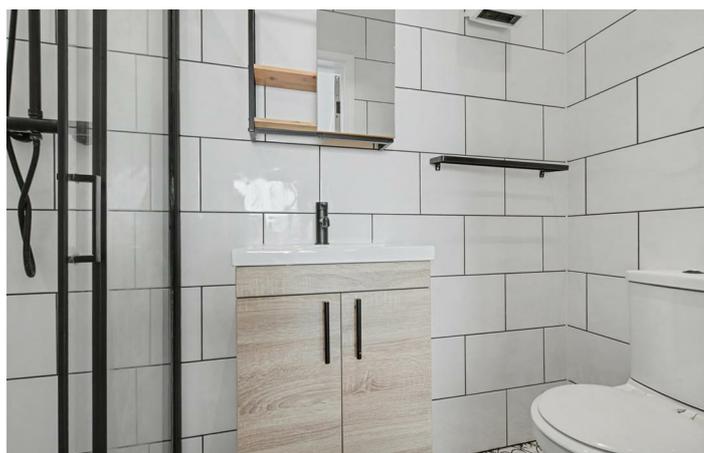
A carpeted double bedroom with fitted wardrobe and UPVC double glazed window to the front.

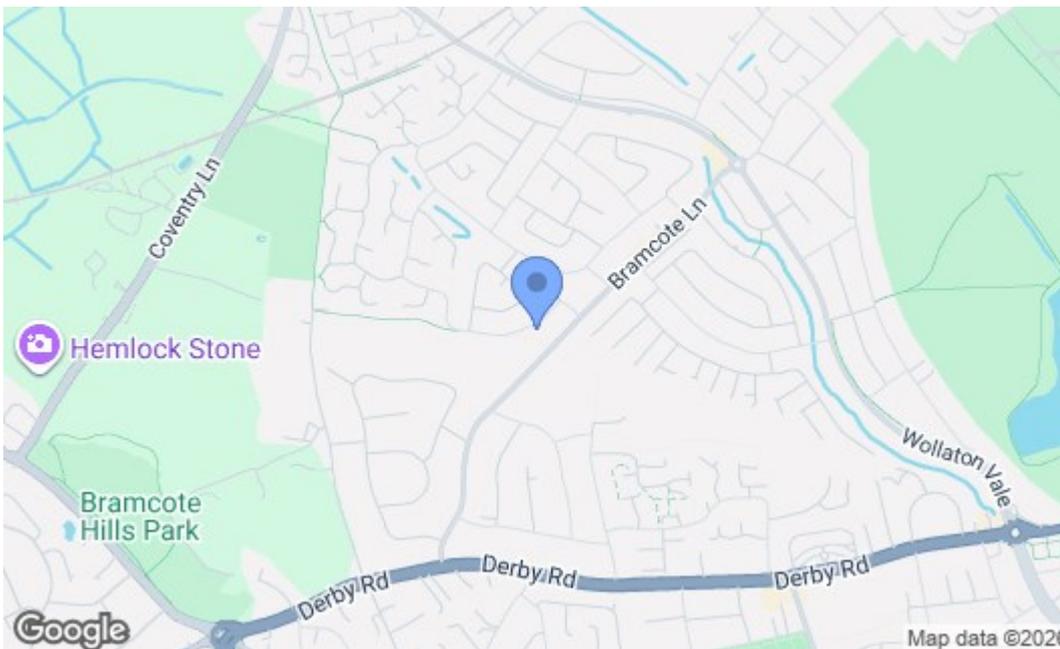
### Bathroom

Incorporating a three-piece suite comprising: panelled bath with mains control shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and splashbacks, UPVC double glazed window to the rear and side, electric shaver point, and spotlights.

### Outside

To the front of the property you will find a lawned garden with mature shrubs, driveway and gated side access leading to the private and enclosed rear garden, which includes a paved patio overlooking the lawn beyond a range of mature trees and shrubs, stocked borders, a green house and fence boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		43	
(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.