



15 Lyndale Road

BRAMCOTE

15 LYNDALE ROAD

Bramcote, Nottinghamshire, NG9 3LB

This delightful three-bedroom detached property is situated in the popular area of Bramcote, just a short stroll from Bramcote Hills Park, excellent local schools and a range of amenities. Built in the 1930s, the home retains much of its original charm, combined with modern improvements to create a versatile and welcoming living space. The house offers a generous ground floor layout including a kitchen, separate dining room and an extended living room, while upstairs there are two well-proportioned double bedrooms, a further single bedroom and a family bathroom. Externally, the property benefits from off-street parking, a gated car port and a beautifully established rear garden that provides a high degree of privacy.





The property is approached via a gated driveway leading to the front door, which opens into an inviting entrance hall. The hall is finished with stylish grey wood-effect click vinyl flooring and offers a useful under-stairs storage cupboard.

At the front of the property, the dining room enjoys a large curved bay window that fills the room with natural light. A decorative fireplace with a wood and stone surround creates an attractive focal point, and the curved radiator sits neatly beneath the bay window, enhancing the period character of the space.

To the rear, the extended sitting room provides a generous and comfortable living area, featuring wood effect flooring and another feature decorative fireplace mirroring the style of the dining room. Patio doors open directly onto the garden, seamlessly linking the indoors with the private outdoor space.



The kitchen is well-equipped with a range of cream units offering excellent storage, complemented by stone-effect laminate worktops. A composite sink with drainer and mixer tap is positioned beneath the window, and integrated appliances include a dishwasher, fitted fridge and freezer, single oven and a five-ring gas hob. The extended countertop provides space for informal dining with seating for two. A side door gives direct access to the garden.





and so to bed...

Upstairs, the property offers two generous double bedrooms and a good-sized single. The principal bedroom is situated at the rear and enjoys a pleasant outlook over the garden, while the second bedroom, positioned at the front, mirrors the dining room below with its attractive curved bay window. Both double rooms provide ample space for wardrobes and other bedroom furniture. The third bedroom, also at the front, makes a comfortable single or an ideal home office.

The family bathroom is fitted with a bath with shower over and shower curtain, with full tiling to the shower area. A WC and wash hand basin with vanity unit complete the suite.





gardens

To the front, the property provides off-street parking for at least two vehicles on a gated driveway, alongside a planted bed and a car port with traditional barn-style doors.

The rear garden is a true highlight of the home. Designed to create multiple areas for relaxation and enjoyment, it features an L-shaped block-paved patio with ample space for outdoor dining and seating. Steps lead down to a neatly maintained lawn bordered by mature planting and well-stocked beds. At one corner, an arbour bench with honeysuckle overhead provides a charming retreat, while in the opposite corner a secluded paved seating area offers a shaded spot to unwind. A cherry blossom tree adds seasonal colour and character to this wonderfully private outdoor space.

local amenities

Bramcote is a highly sought-after residential suburb of Nottingham, popular with families and professionals alike thanks to its excellent balance of green space and convenient amenities. The area is home to the beautiful Bramcote Hills Park, offering woodlands, open fields, play areas and walking trails, as well as leisure facilities at nearby Bramcote Leisure Centre. Local shops, cafés and pubs are all within easy reach, along with well-regarded schools including both primary and secondary options. For commuters, Bramcote is ideally situated with easy access to the A52 and M1, while Nottingham city centre and Beeston town centre are just a short drive or regular bus journey away.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

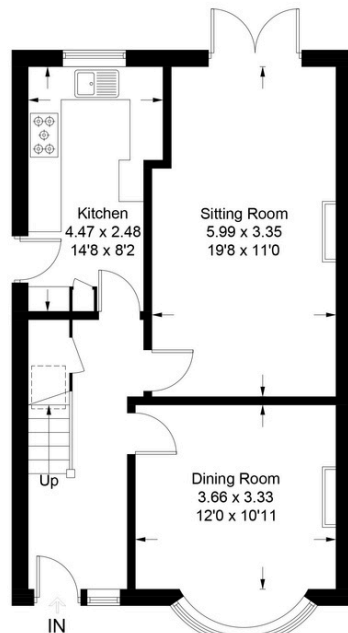
Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.






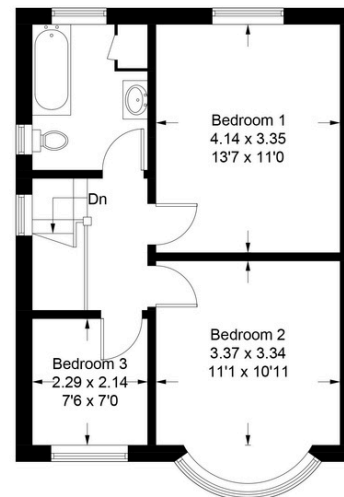
finer details

Approximate Gross Internal Area:
98.9 sq m / 1064 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

EPC rating: 61 | D
EPC potential: 85 | B

Possession: Vacant possession upon completion.

Local Authority: Broxtowe Borough Council
Council Tax Band: D

Tenure: Freehold

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.