



40 Deddington Lane  
Bramcote, Nottingham, Nottinghamshire, NG9 3EW

£475,000

## 3 Bedroom Detached House

- Freehold
- 2/3 Bed Detached House
- Substantial Plot
- Potential to Extend (STP)
- No Onward Chain
- In Need of Upgrading
- Well Placed For Good Local Schools
- Highly Desirable Residential Location
- Walking Distance to Bramcote Lane Shops & Cafes
- Double Garage with Utility Area
- EPC Rating - D, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 40 Deddington Lane, Bramcote, Nottingham, Nottinghamshire, NG9 3EW](#)



## Overview

An exciting opportunity to acquire a spacious three bedroom detached home with drive and double garage and situated on a substantial plot. The property which requires upgrading offers: Entrance Hall with Galleried Landing, Lounge/Dining Room, Kitchen, Three Bedrooms, Family Bathroom and Separate WC, outside there is a drive to the Double Garage and gardens to the front, side and rear.

Bramcote is a sought-after suburb west of Nottingham, known for its green spaces, excellent schools, and strong community feel. It's home to the popular Bramcote Hills Park, ideal for families and outdoor enthusiasts. The area offers a great mix of local shops, cafés, and amenities, with larger retail options nearby in Beeston and Wollaton. Well-connected by public transport and major roads like the A52 and M1, it's perfect for commuters heading into Nottingham or across the East Midlands. Top-rated schools and close proximity to the University of Nottingham and QMC Hospital make it a popular choice for families and professionals alike.

This fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families and Investors.





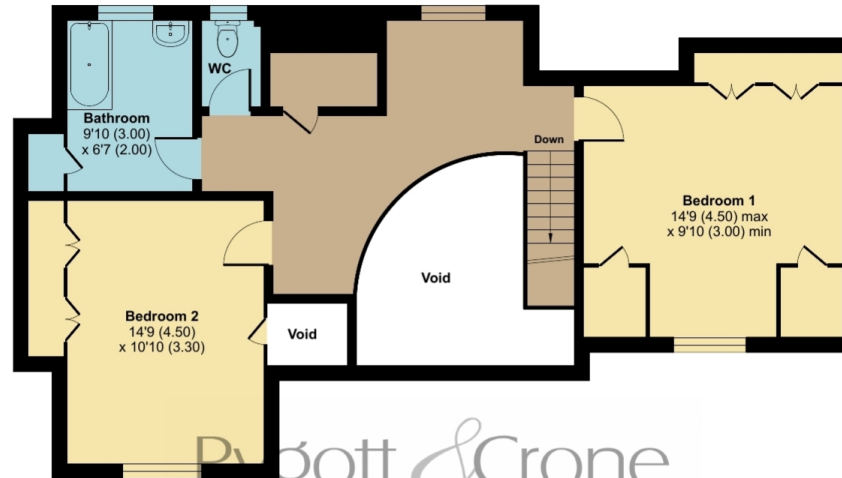
# Deddington Lane, Nottingham, NG9

Approximate Area = 1369 sq ft / 127.2 sq m (excludes void)

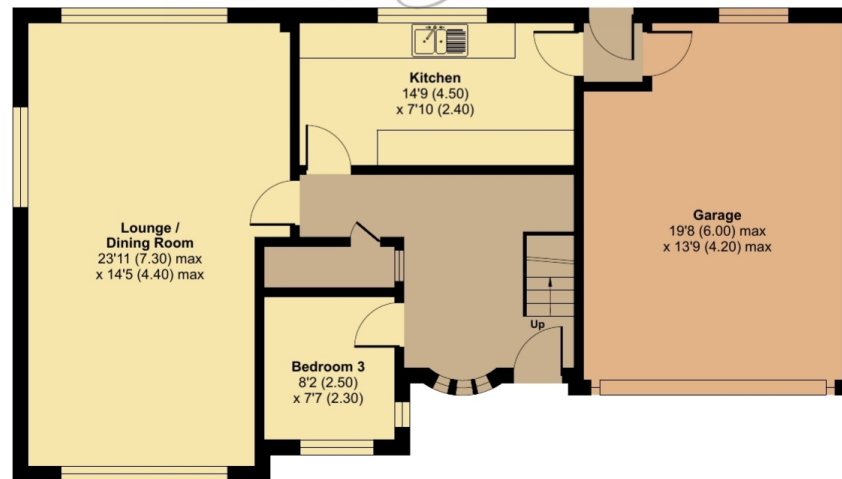
Garage = 267 sq ft / 24.8 sq m

Total = 1636 sq ft / 152 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1281957



## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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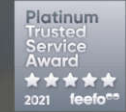
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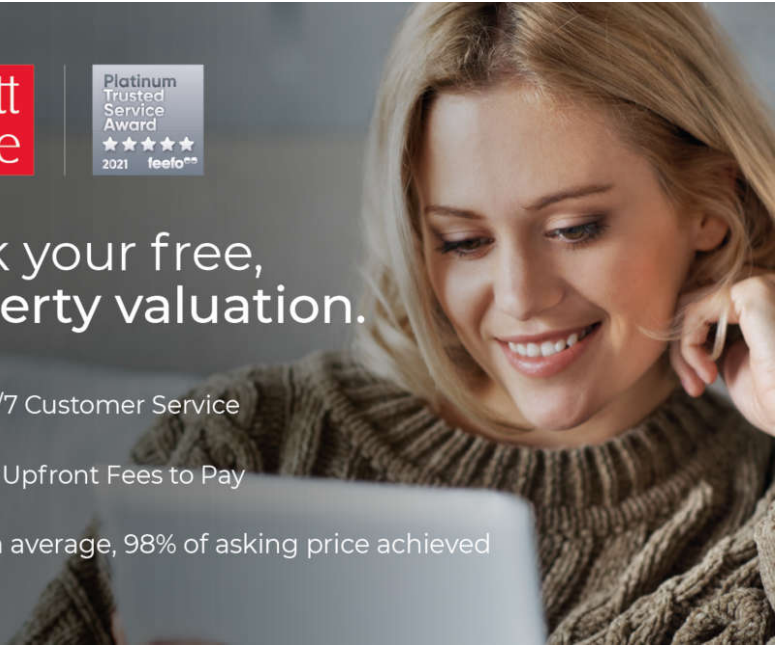






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40 Deddington Lane, Bramcote  
is on the market with our Wollaton branch

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