



182 Bramcote Lane
Wollaton, Nottinghamshire, NG8 2QN

£440,000

3 Bedroom Detached House

- Freehold
- 3 Bed Detached House with Garage
- Good Sized Plot
- 2 Reception Rooms
- Breakfast Kitchen with Utility Area
- Potential to Extend (stp)
- GCHS & D/G
- No Upward Chain
- Fernwood School Catchment
- Close To Local Shops & Cafes
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 182 Bramcote Lane, Wollaton, Nottinghamshire, NG8 2QN](#)



Overview

Offered for sale with no upward chain, this attractive three-bedroom detached home occupies a generous plot and offers excellent potential for substantial extension, subject to the necessary planning consents situated in a highly sought-after prime location.

The property is approached via a large driveway providing ample off-road parking, with gated side access leading to the rear garden. The accommodation begins with a spacious entrance hall featuring a large storage cupboard housing the boiler, which offers potential for conversion into a downstairs WC.

To the front of the property is a well-proportioned sitting room with a bay window and feature fireplace, while the rear living room enjoys pleasant views over the garden and benefits from patio doors opening onto the patio area, together with a feature fireplace.

The breakfast kitchen is fitted with a comprehensive range of wall and base units, incorporates integral appliances and overlooks the rear garden. A useful utility area provides additional storage and has a door giving access to the side of the property.



To the first floor, a spacious landing includes an under-eaves storage cupboard and access to the loft space. The principal bedroom is a generous double room positioned to the front, featuring a bay window and an extensive range of fitted wardrobes and drawers. There is a further double bedroom overlooking the rear garden, a good-sized single bedroom, a separate WC, and a family bathroom comprising a bath, separate shower cubicle with mains-fed mixer shower, and pedestal wash hand basin.

Externally, the property boasts substantial rear gardens with extensive lawns, a patio area, and a variety of mature shrubs and borders, creating an attractive and private outdoor space ideal for families and entertaining.

This attractive home offers well balanced living space in a desirable location and would make an ideal purchase for families or those seeking a comfortable home with convenient access to local amenities, schools and transport links



Wollaton is one of Nottingham's most prestigious and sought-after residential areas, known for its leafy streets, period properties, and strong community atmosphere. It offers a mix of charming historic homes and modern family residences, appealing to professionals, families, and downsizers alike.

The area is famed for the iconic Wollaton Hall and its surrounding parkland, providing extensive green spaces, walking trails, and recreational facilities. Local amenities are excellent, including boutique shops, cafés, and well-regarded schools, making it particularly popular with families.

Wollaton benefits from convenient transport links into Nottingham city centre, nearby universities, and major road networks including the A52 and M1, offering easy access for commuters. Public transport connections are also readily available.

With its combination of attractive housing, established gardens, excellent local amenities, and proximity to green open spaces, Wollaton offers a highly desirable balance of suburban tranquillity and city accessibility, making it one of Nottingham's most coveted residential locations

Agents Note:- The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted.

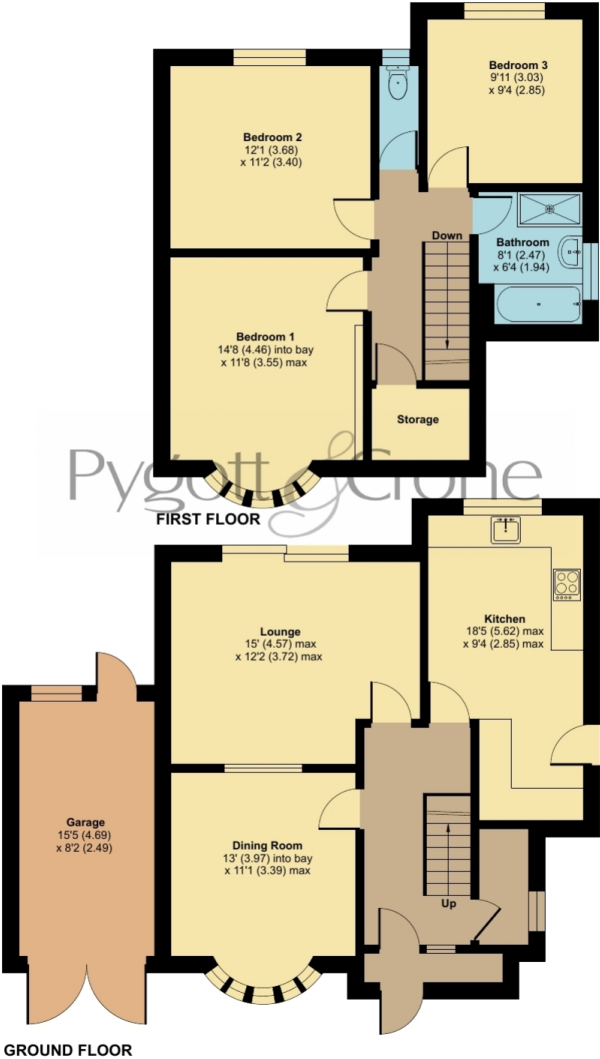




Bramcote Lane, Nottingham, NG8

Approximate Area = 1181 sq ft / 109.7 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 1307 sq ft / 121.4 sq m

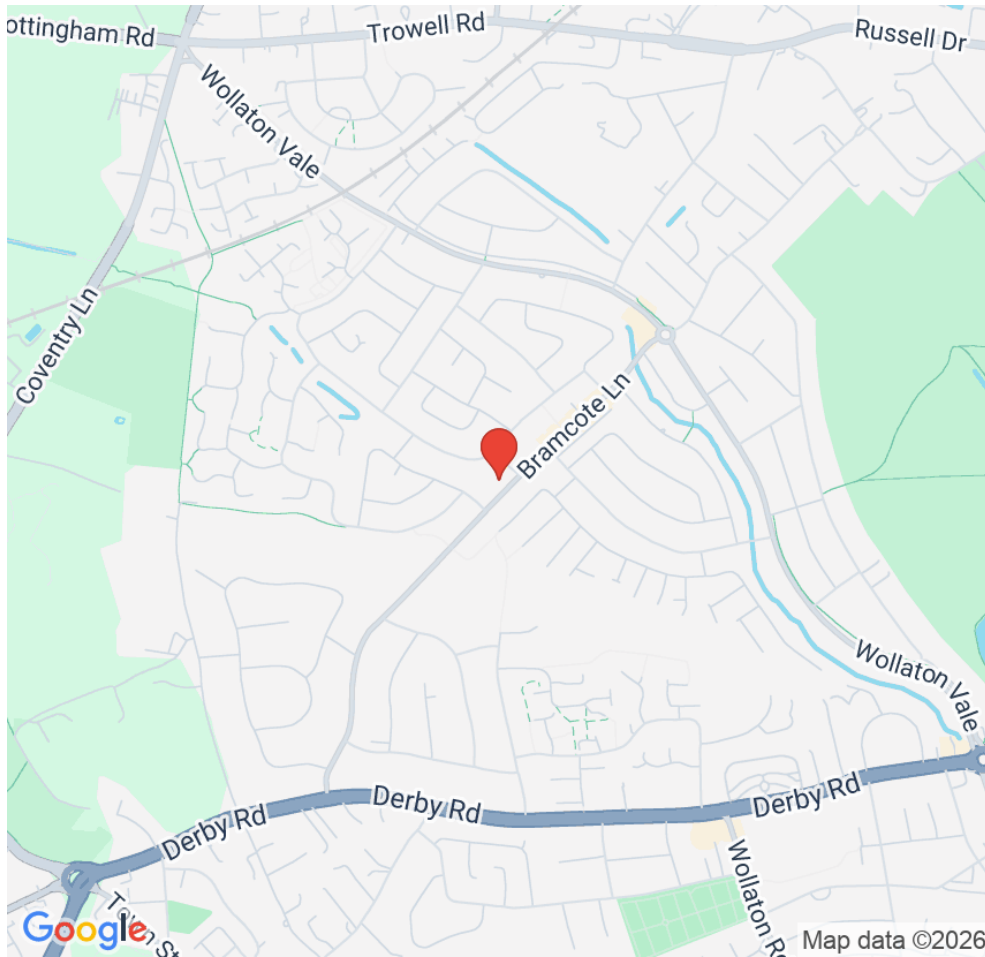
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1477739



Location



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Josh Campbell-Foreman
Mortgage & Protection Adviser

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is on the market with our Wollaton branch

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