



241 Bramcote Lane  
Wollaton, Nottinghamshire, NG8 2QL

£369,950

## 3 Bedroom Detached House

- Freehold
- Extended 3 Bed Detached House
- No Upward Chain
- Living Room/Dining Room & Conservatory
- Kitchen & Utility Room
- Drive & Garage
- Enclosed Rear Gardens
- Potential to Extend Further (stp )
- Sought-After Location, Well Placed for Local Amenities and Transport Links
- Ideal Opportunity for First Time Buyers, Young Professionals and Families
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 241 Bramcote Lane, Wollaton, Nottinghamshire, NG8 2QL](#)



## Overview

A well-presented three bedroom detached family home situated in a highly sought-after prime location, offering spacious accommodation and attractive gardens to the front and rear.

The property benefits from a block paved driveway providing off-road parking for two to three vehicles, along with a well maintained front garden and a private enclosed rear garden, ideal for outdoor entertaining and family use.

Internally, the home is entered via an entrance porch leading into the main hallway, which features stairs to the first floor and a useful cloaks storage cupboard. The generous living and dining room enjoys a bright bay window to the front and patio doors leading into the conservatory, which provides a pleasant outlook over the rear garden and offers additional living space. The fitted kitchen is well equipped with a range of integrated appliances and includes a pantry cupboard for extra storage. A separate utility room provides further practicality with access to both the rear garden and the integral garage.



To the first floor there are two spacious double bedrooms, both benefitting from fitted wardrobes, along with a good sized single bedroom which includes a useful over-stairs storage cupboard. The accommodation is completed by a family bathroom.

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.

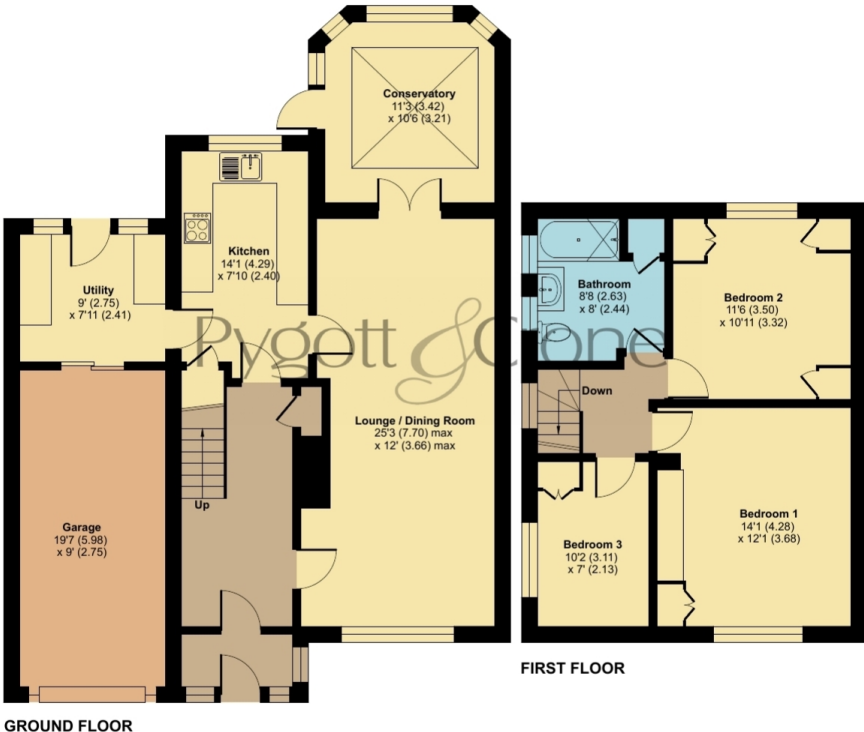






# Bramcote Lane, Nottingham, NG8

Approximate Area = 1247 sq ft / 115.8 sq m  
 Garage = 177 sq ft / 16.4 sq m  
 Total = 1424 sq ft / 132.2 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1425982



## Location



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



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**Josh Campbell-Foreman**  
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is on the market with our Wollaton branch

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