



47 Sandy Lane
Bramcote, Nottingham, NG9 3GT

£373,000

3 Bedroom Semi-Detached House

- Freehold
- Extended 3 Bed Semi- Detached House
- Bay Fronted Dining Room & Extended Living Room
- Good Sized Rear Gardens
- Breakfast Kitchen
- Drive for 2/3 Cars & Detached Garage
- No Upward Chain
- Short Walk to Bramcote Lane Shops & Cafes
- Catchment for the Sought After Bramcote Hills School
- Excellent Transport Links - Ideal for Access to A52
Nottingham & Derby
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 47 Sandy Lane, Bramcote, Nottingham, NG9 3GT](#)



Overview

Situated in a sought-after location in Bramcote, this extended bay-fronted three-bedroom semi-detached home offers spacious and versatile accommodation, a driveway, garage and established gardens. Offered to the market with no upward chain, the property is ideally positioned for access to Nottingham, Derby, the A52 and M1, whilst also falling within the catchment area for the popular Bramcote Hills schools.

The accommodation begins with an entrance hall featuring a side window, radiator and useful storage cupboard housing the meters.

The bay-fronted dining room enjoys a feature fireplace with gas fire, creating an attractive focal point. To the rear, the extended living room provides additional living space, with direct access to the rear garden, a feature fireplace with living flame gas fire and radiator.



The extended breakfast kitchen is fitted with a good range of wall and base units, complemented by a breakfast bar overlooking the rear garden. Further features include an inset stainless steel sink, integrated oven and hob with extractor hood above, integrated fridge, plumbing and space for a washing machine, and a useful pantry. Windows to the side and rear provide natural light, whilst a further door gives convenient access to the driveway.

To the first floor, the landing provides access to three bedrooms, the shower room, separate WC and loft space. The three bedrooms comprise two to the front and one to the rear, each benefiting from either fitted wardrobes or storage cupboards, together with radiators.

The modern shower room is fitted with a corner shower cubicle with electric shower, wash hand basin, heated towel rail and a useful storage cupboard housing the boiler. A separate WC completes the first-floor accommodation.

Externally, the property enjoys a front driveway providing parking for two to three vehicles, alongside a lawned garden with mature shrubs and bushes. Side access leads to the garage, which has been re-roofed, and the rear garden.



The established rear garden features a patio area, lawn and mature planting, together with a useful garden shed, providing an attractive outdoor space to enjoy.

An excellent opportunity to acquire an extended family home in a popular Bramcote location, offering generous living accommodation, useful outside space and convenient transport links, with the added benefit of no upward chain.

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 is a rare opportunity to acquire a property with such scope and flexibility — early viewing is highly recommended.





Sandy Lane, Bramcote, Nottingham, NG9

Approximate Area = 1162 sq ft / 107.9 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1338 sq ft / 124.2 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). © nchecon 2026. Produced for Pygott & Crone. REF: 1537038



Location



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is on the market with our Wollaton branch

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